

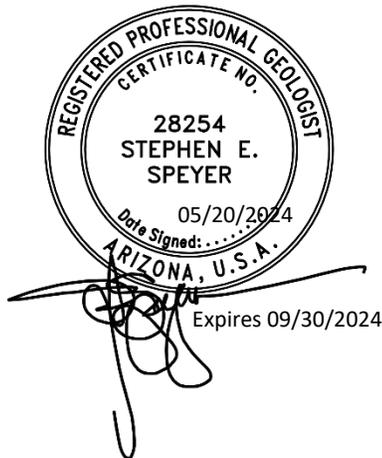
PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Yavapai County APN 402-06-025K & 402-06-025V
2055 – 2195 South Old Black Canyon Highway
Dewey-Humboldt, Arizona 86327**



Prepared by:

**SPEYER ENVIRONMENTAL L.L.C.
GOODYEAR, ARIZONA**



Prepared for:

**TOWN OF DEWEY-HUMBOLDT
2735 South Highway 69, P.O. Box 69
Humboldt, Arizona 86329**

May 20, 2024



speyer environmental

Town of Dewey-Humboldt

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Dewey-Humboldt, Arizona
May 20, 2024

SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This document entitled Phase I Environmental Site Assessment was prepared by Speyer Environmental LLC (hereafter referred to as "Consultant") for the sole purpose of the Town of Dewey-Humboldt (User). Any reliance on this document by any third party is strictly prohibited. Any use which a third party makes of this document is the responsibility of such third party. This third party agrees that Consultant shall not be responsible for costs or damages of any kind, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

All information, conclusions, and recommendations provided by Consultant in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527-21 of Yavapai County Parcels 402-06-025K & 402-06-025V addressed as 2055 – 2195 South Old Black Canyon Highway, Dewey-Humboldt, Arizona 86327 and hereafter referred to as "the Subject Property." Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report.

This assessment identifies three (3) Recognized Environmental Conditions (RECs) for the 24.59-acre Subject Property, as follows:

- Residual agrochemicals, including organochlorine pesticides, may be present in surface and near-surface soils due to past agricultural uses of portions of the Subject Property.
- Shallow groundwater beneath the Subject Property, including groundwater resources that provide the Subject Property's water supply (ADWR groundwater well 55-532095) may be impacted due to (i) past agricultural uses of the Subject Property and/or (ii) impacts related to the Iron King Mine (IKM) – Humboldt Smelter (HS) National Priorities List (NPL) Superfund Site.
- The southern half of the southern Subject Property parcel (402-06-025V) is located within the recognized boundaries of the IKM-HS Superfund Site. We consider the Subject Property to be located within the Superfund Site as defined by USEPA in its Remedial Investigation (2016) and Feasibility Study (2022), and the Record of Decision (2023), which serves as the controlling document for the IKM-HS Superfund Site. Soils, sediments, and surface drainages in the overall Dewey-Humboldt area are impacted with metals from past mine operations. Residential properties within the IKM-HS Superfund Site are recognized as Area of Concern (AOC) 32 in the 2023 ROD. This Phase I ESA identifies that surface and near-surface soil contamination may be impacted due to proximity to mine waste source areas within the Superfund Site. Subject Property concerns include

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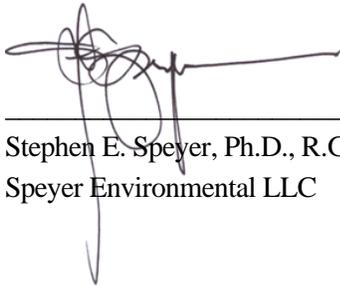
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surface and near-surface soils impacted by deposition of fugitive dust consisting of residue mine-related metals.

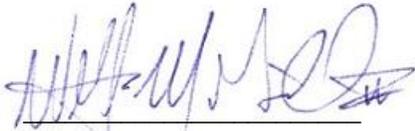
There are no Controlled Recognized Environmental Conditions (CREC), no Historic Recognized Environmental Conditions (HREC), and no *de minimis* conditions were observed. There are no significant data gaps identified.

Signed & Dated:



Stephen E. Speyer, Ph.D., R.G., Principal Scientist
Speyer Environmental LLC

May 20, 2024
Date



Wilfrid M. Gill III, Consultant
Gill Environmental, LLC | retained by Speyer Environmental LLC

May 20, 2024
Date

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LIST OF ABBREVIATIONS AND ACRONYMS

ABBREVIATIONS & ACRONYMS	
AA	All Appropriate Inquiry
ACM	Asbestos Containing Materials
ADWR	Arizona Department of Water Resources
APP	Aquifer Protection Permit
ASTM	American Society of Testing & Materials
ADEQ	Arizona Department of Environmental Quality
AST	Above Ground Storage Tank
AUL	Activity Use Limitation
BER	Business Environmental Risk
BGS	Below Ground Surface
CAA	Clean Air Act
CWA	Clean Water Act
CFR	Code of Federal Regulations
CERCLA	Comprehensive Environmental Response & Liability Act
CREC	Controlled Recognized Environmental Condition
EC	Engineering Control
EP	Environmental Professional
EPA	Environmental Protection Agency
EPCRA	Emergency Planning Community Right to Know
ESA	Environmental Site Assessment
FAA	Federal Aviation Agency
HREC	Historic Environmental Conditions
IC	Institutional Controls
LBP	Lead Based Paint
LLPs	Landowner Liability Protections
LUST	Leaking Underground Storage Tank
NESHAP	National Emission Standards for Hazardous Air Pollutants
NPL	National Priorities List
PAHs	Polynuclear Aromatic Hydrocarbons
PCBs	Poly Chlorinated Biphenyls
PFAS	Polyfluoroalkyl Substances
PRP	Potential Responsible Party
RCRA	Resource Conservation & Recovery Act
REC	Recognized Environmental Condition
TSD	Treatment Storage or Disposal
USC	United States Code
USGS	United States Geological Survey
VOCs	Volatile Organic Chemicals

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1.0 EXECUTIVE SUMMARY

Speyer Environmental (Speyer), referred to as "the Consultant," completed a Phase I Environmental Site Assessment (ESA) report for Yavapai County Parcels 402-06-025K and 402-06-025V, located at 2055 – 2195 South Old Black Canyon Highway, in Dewey-Humboldt, Arizona (the "Subject Property"). The Subject Property consists of two (2) adjoining parcels totaling 24.59 acres, comprising open agricultural land, property improvements including a house, barn, and storage buildings, and a historical feature located on the northern parcel (APN 402-06-025K).

The Phase I ESA was conducted in conformance with the requirements of ASTM Standard 1527-21, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and All Appropriate Inquiry (AAI) as defined by the U.S. Environmental Protection Agency (EPA) in 40 CFR Part 312. Three (3) Recognized Environmental Conditions are identified.

Stone ruins are located on Parcel 402-06-025K. These historic features relate to a ranch house built by King S. Woolsey (c. 1863). King Woolsey (c. 1832 – June 30, 1879) was an American pioneer rancher, prospector, and politician in 19th-century Arizona.¹ The ruins of Woolsey's ranch are listed on the National Register of Historic Places.

1.1 FINDINGS

Consultant has performed an ASTM Standard Phase I Environmental Site Assessment of the Subject Property. This Phase I was conducted in conformance with the scope and limitations of ASTM Practice E1527-21. Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this Report.

This assessment identifies three (3) Recognized Environmental Conditions (RECs) for the 24.59-acre Subject Property, as follows:

- Residual agrochemicals, including organochlorine pesticides, may be present in surface and near-surface soils due to past agricultural uses of portions of the Subject Property.
- Shallow groundwater beneath the Subject Property, including groundwater resources that provide the Subject Property's water supply (ADWR groundwater well 55-532095) may be impacted due to (i) past agricultural uses of the Subject Property and/or (ii) impacts related to the Iron King Mine (IKM) – Humboldt Smelter (HS) National Priorities List (NPL) Superfund Site.

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- The southern half of the southern Subject Property parcel (402-06-025V) is located within the recognized boundaries of the IKM-HS Superfund Site. We consider the Subject Property to be located within the Superfund Site as defined by USEPA in its Remedial Investigation (2016) and Feasibility Study (2022), and the Record of Decision (2023), which serves as the controlling document for the IKM-HS Superfund Site. Soils, sediments, and surface drainages in the overall Dewey-Humboldt area are impacted with metals from past mine operations. Residential properties within the IKM-HS Superfund Site are recognized as Area of Concern (AOC) 32 in the 2023 ROD. This Phase I ESA identifies that surface and near-surface soil contamination may be impacted due to proximity to mine waste source areas within the Superfund Site. Subject Property concerns include surface and near-surface soils impacted by deposition of fugitive dust consisting of mine-related metals.

No other RECs are identified in this Report pursuant to ASTM Standard E1527-21. Further, no Controlled Recognized Environmental Conditions (CREC), no Historic Recognized Environmental Conditions (HREC), and no *de minimis* conditions were observed. No significant data gaps were identified during the course of conducting this Phase I ESA.

This assessment identified additional potential concerns that are not strictly environmental conditions. These include the following:

- The Subject Property is identified on the National Register of Historic Places. Under Federal Law, the listing of a property in the National Register places no restrictions on what a non-municipal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting.

There may be state or local preservation laws that a municipal property owner (e.g., the Town of Dewey-Humboldt) should be aware of before they undertake a project with a property listed in the National Register of Historic Places. The Town, upon acquiring the Subject Property may be subject to requirements under the provisions of the Arizona Antiquities Act (ARS § 41-865), including a professional archeological survey prior to any development or construction that might affect the feature. The status of the site per Town's plans may affect these requirements.

- The Subject Property is serviced by an on-site wastewater treatment system. This system is apparently not registered with the Yavapai County, which is the ADEQ-delegated authority under federal USEPA program related to the Underground Injection Control (UIC) and as administered through the ADEQ Aquifer Protection Permit (APP) program. All septic installations must comply with the Arizona Administrative Code (AAC) R18-9-A314 for on-site wastewater treatment facilities. Property owners must acquire a permit from the Arizona Department of Environmental

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Quality (ADEQ) or, as appropriate, the county health department. Yavapai County has been delegated by ADEQ as the jurisdictional authority regarding septic tank permitting.

1.2 RECOMMENDATIONS

Consultant recommends that a sampling plan be conducted to address the RECs and confirm the presence or absence of environmental conditions on the Subject Property.

This sampling plan should, in the least, include provisions for the following:

- (1) Surface and near-surface soil sampling across the Subject Property to test for residual agrochemicals, including pesticides.
- (2) Surface and near-surface soil sampling across the Subject Property to assess the impact of fugitive dust deposition due to proximity to the Iron King Mine and Humboldt Smelter and location within the geographic boundaries of the IKM-HS Superfund Site.
- (3) Groundwater quality at the on-site groundwater well (ADWR 55-532095).

If one (1) or more of these recommendations indicates cause for continued concern, it is recommended that a complete, ASTM Standard Phase II Environmental Site Assessment (ASTM E1903-19) be conducted pursuant to the requirements of All Appropriate Inquiry (AAI) as defined under CERCLA Law.

In addition, Consultant suggests that the Town communicate planned development of the historic site with the Arizona State Museum to ensure compliance with all pertinent requirements of applicable Arizona Revised Statutes (ARS). Further, it is possible that funding sources exist should the Town decide to develop the feature as an attraction.

Finally, the on-site wastewater treatment system is apparently not registered with Yavapai County. Consultant recommends that the Town, upon taking ownership, contact Yavapai County to update the status of the septic system and secure an appropriate permit for on-going operations.

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2.0 INTRODUCTION

The objective of this Phase I ESA was to perform All Appropriate Inquiry (AAI) into the past ownership and uses of the Subject Property in a manner that is consistent with good commercial or customary practice as detailed by ASTM Standard E1527-21, developed, and ratified by ASTM International. "All Appropriate Inquiries" (AAI) is the process for evaluating a property's environmental conditions for the purpose of qualifying for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as a Bona Fide Prospective Purchaser (BFPP).

The expressed objective of the ASTM Standard E1527-21 for conducting the Phase I ESA is to identify recognized environmental conditions "RECs," as well as historical recognized environmental conditions ("HRECs") and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "REC" is defined by ASTM as:

- (1) The presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment.
- (2) The likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or
- (3) The presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority and meets current unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (e.g., activity and use limitations or other property use limitations). A HREC is not considered a REC.

ASTM defines a "CREC" as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).

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As defined by the ASTM Standard, RECs can include hazardous substances or petroleum products present under conditions in compliance with laws if that presence represents a material threat of future release. The release of hazardous substances or petroleum products is, however, not a REC if that release is a *de minimis* condition. De minimis conditions are minor releases that generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies. The ASTM Standard *also considers the* potential for a business environmental risk (BER), defined as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of the Subject Property, not necessarily limited to those environmental issues required to be investigated by the ASTM Standard. Consideration of BERs may involve addressing one or more considerations that are not included in the ASTM Standard scope of inquiry.

The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Subject Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment of facility environmental regulatory compliance other than as represented in the ASTM Standard database review. The Consultant did not collect or analyze any environmental media during the course of completing this work. Furthermore, Consultant was not contracted to perform an independent evaluation of the purchase or lease price of the Subject Property and its relationship to current fair market value. The conclusions presented in this Phase I ESA report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3 of this report.

The ASTM Standard E1527-21 notes that the availability of record information varies from source to source. The User or Environmental Professional (EP) is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, The ASTM Standard identifies “record information that is reasonably ascertainable from standard sources.” “Reasonably ascertainable” means:

- Information that is publicly available;
- Information that is obtainable from its source within reasonable time and cost constraints; and
- Information that is practicably reviewable.

The findings of this Phase I ESA are based on records information that is reasonably ascertainable from standard sources. All agencies with jurisdiction or that might have jurisdiction on the location of the Subject Property and the historic and current operations on the Subject Property were consulted and the information provided is distilled in this Report.

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2.1 PROPERTY OVERVIEW

The Subject Property includes approximately 24.5 acres and consists of two (2) adjoining parcels (APN 402-06-025K & 402-06-025V), that are located at 2055 – 2195 South Old Black Canyon Highway, in Dewey-Humboldt, Arizona (see Figure 1). The Subject Property consists of open agricultural land, with developments that include a house, barn, and storage buildings located on the northern parcel (see Figure 2). The northern parcel (APN 402-06-025K) was used as a vineyard in recent years (c. 2015 to 2023) but grape vines are no longer growing. The southern parcel (APN 402-06-025V) is currently leased to nearby ranchers for cattle grazing.

- (1) The Subject Property is relatively flat with the main agricultural field areas of both parcels noticeably graded flat relative to the surrounding areas. A deep natural drainage wash runs west-to-east along the northern portion of the north parcel and continues along the eastern sides of both parcels with a southerly flow direction. The drainage wash is wholly or partly contained by the northern parcel boundaries but the wash is not part of the southern parcel except at the extreme southeastern tip of the southern parcel. Note that the southern parcel has a northwest portion that extends north along the western side of the north parcel, and the western boundary of the south and north parcels extends to the west of South Old Black Canyon Highway and encompasses a small amount of land on the western side of the Highway. Note also that the stacked stone ruins of the Woolsey ranch house occupy a fenced-off and slightly elevated “island” in the approximate middle of the north parcel.
- (2) Topographic maps indicate that the area, in general, shows a surface gradient that is sloped from the northwest to the southeast, following the general area topography along the Agua Fria River which is located approximately 780 feet east of the Subject Property north parcel and 1190 feet east of the Subject Property south parcel. The Subject Property lies at approximately 4,500 feet above sea level.
- (3) Soils over the majority of the Subject Property are listed as Lynx soils described as alluvial fan landforms from mixed alluvium parent material. The Lynx soils are well-drained clay loam with no frequency of ponding, occasional flooding, and more than 80 inches to the water table. The small northwest section of the southern parcel and the portion of the southern parcel encompassing South Old Black Canyon Highway and the land to the west are part of the Balon gravelly sandy clay loam soil unit. This soil is similar to the Lynx soil with the exception of the soil described as a gravelly sandy clay loam as opposed to the clay loam of the Lynx soil².
- (4) The geology of the area including the Subject Property consists of Quaternary alluvium river wash, valley fill, and older gravels interbedded with Mingus Mountain Basalt. The alluvium is associated with the historic and on-going presence of the Agua Fria River channel and floodplain located

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approximately 780 to 1190 feet east of the Subject Property. Pre-Cambrian rocks form the bedrock in the region³.

- (5) The Subject Property is located within the boundaries of the Iron King Mine-Humboldt Smelter (IKM-HS) Superfund Site. The Superfund Site has been the subject of over 15 years of investigation and is currently in the beginning stages of a Final Remedy pursuant to a Record of Decision (ROD)⁶. Mine wastes and residual contamination related to mine wastes are present in surface and near-surface soils, sediments in watershed washes, groundwater, and as piles and accumulation of mine waste. The impact of fugitive dust deposition is expressed by widespread concentrations of Arsenic and Lead in surface soils throughout the OKM-HS Superfund Site. Details regarding impacts related to historic operations at the IKM and HS are presented elsewhere in this Report.
- (6) The Subject Property is located within the Prescott Active Management Area (AMA) Groundwater Basin, Upper Agua Fria Sub-Basin, as established by the Arizona Department of Water Resources (ADWR). A groundwater well is located on the northern parcel approximately 50 feet south of the house. This well is registered with the ADWR as well number 55-532095. ADWR records indicate the well was installed in 1991, list the well depth as 150 feet, casing type perforated steel from 50 to 100 feet, 8-inch diameter, with the water level recorded as 30 feet below land surface. The well owner is listed as Shade Tree Enterprises, LLC as of June 11, 2013. This is the same north parcel property owner listed in Yavapai County Assessor records. The ADWR well records are included in Appendix C of this Report.
- (7) Also located on the northern parcel are the stacked stone ruins of a ranch house built by King S. Woolsey c. 1863. King Woolsey (c. 1832 – June 30, 1879) was an American pioneer rancher, prospector and politician in 19th-century Arizona¹. The ruins of Woolsey's ranch are listed in the National Register of Historic Places.

2.2 SPECIAL TERMS, CONDITIONS, AND ADDITIONAL ASSUMPTIONS

There were no special terms, conditions, or additional assumptions associated with this Phase I ESA.

2.3 EXCEPTIONS AND LIMITING CONDITIONS

This Report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this Report, including no assurance

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that this work has uncovered all potential and actual liabilities and conditions associated with the Subject Property.

- (1) This Report provides an evaluation of selected environmental conditions associated with the Subject Property, as defined, at the time that the site work was conducted (April and May 2024). Determinations are based on information obtained by and/or provided to Consultant at that time of the reconnaissance survey of the Subject Property. There are no assurances regarding the accuracy and completeness of this information received from others. Conclusions made within this report consist of Consultant's professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the Report, the limited data available, and the results of the work. They are not a certification of the Subject Property's environmental condition.
- (2) This Report has been prepared for the exclusive use of the client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Consultant or as required by law. Project specific limiting conditions, if any, are provided in Section 2.2.
- (3) The conclusions are based on the conditions encountered at the Property by Consultant at the time the work was conducted. As the purpose of this report is to identify property conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the Subject Property is beyond the scope of this assessment.
- (4) The findings, observations, and conclusions expressed by Consultant in this Report are not an opinion concerning the compliance of any past or present owner or operator of the Subject Property with Federal, state, or local law or regulation.
- (5) This Report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representation as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of Federal, state, or local governmental agencies. It is recommended that any legal issues raised by the report should be reviewed for the client by its legal counsel.
- (6) Consultant specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the Subject Property subsequently change.

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2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an Environmental Professional (EP), as follows:

Stephen Speyer, R.G., Ph.D. Dr. Speyer is Principal Scientist for Speyer Environmental LLC. He has been a professional environmental consultant for over 30 years with experience in conducting site assessments, contamination investigations, regulatory conformance consulting, and contamination remediation planning and plan evaluation. Prior to his consulting experience, Steve was a professor of geology and geosciences at the University of Arizona and Arizona State University. He is a subject matter expert and has served as expert witness and litigation support in court matters that involved adequacy of contamination evaluation, remedial efficacy, and regulatory matters. Steve has also provided expert support to the ADEQ regarding PFAS contamination associated with the Tempe Train Derailment in July 2020, and currently serves as expert investigator for innocent landowners, including the Town of Dewey-Humboldt, affected by Superfund contamination and remedial activities. Dr. Speyer participated in the site reconnaissance, Report formatting, preparation of the narrative, and provided a final review of the Report.

Wilfrid M. Gill III. Mr. Gill is a consultant with Gill Environmental, LLC and provides technical support to Speyer Environmental LLC. He has over 30 years of professional experience, with over 25 years of specific experience and training in Phase I Environmental Site Assessment and due diligence issue pursuant to CERCLA Law. Mr. Gill was involved in the field reconnaissance, historical research, and development of this Phase I ESA Report.

3.0 PROPERTY DESCRIPTION & DETAILS

3.1 LOCATION AND LEGAL DESCRIPTION

The Subject Property consists of two (2) adjoining parcels that, together, total 24.59 acres. The mailing addresses for the Subject Property are 2055 – 2195 South Old Black Canyon Highway, Dewey-Humboldt, Arizona 86327. The north parcel (2055 S Old Black Canyon Highway; APN 402-06-025K), only, includes structures and improvements. The south parcel is vacant farmland (APN 402-06-025V).

The Subject Property includes two (2) parcels recorded with the Yavapai County Assessor's Office, as follows:

- APN 402-06-025K & APN 402-06-025V

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The Cadastral location of the Subject Property is:

- **Southwest Quarter of Section 11 & Northwest Quarter of Section 14 | Township 13 North, Range 1 East | Gila & Salt River Base & Meridian**

A copy of the Historical Title Report, including physical property records, as conducted for the complete parcels by Allands, a third-party contractor, is provided as Appendix D to this Report. The Historical Title Report contains title records dating back to 1938. The complete parcels were deeded by the Charles F. and Fay G. Bagby Revocable Trust to Shade Tree Enterprises LLC (north parcel 402-06-025K) and to Peak to Fort Enterprises LLC (south parcel 402-06-025V), dated April 30, 2013.

According to the Historical Title Report (Appendix D), there are no existing Leases, VEMURs, DEURs; Environmental Liens, or activity and use limitations, currently recorded against the Subject Property as searched at the subject county recorder's office. Declaration of Environmental Use Restriction (DEUR) is a voluntary notice to a parcel deed that restricts the use of the Subject Property to non-residential uses. Effective July 18, 2000, the Declaration of Environmental Use Restriction (DEUR) replaced the Voluntary Environmental Mitigation Use Restriction (VEMUR).

3.2 SURROUNDING AREA GENERAL CHARACTERISTICS

A description of the immediate surrounding area is summarized in Table 1, as follows.

TABLE 1: DESCRIPTION OF IMMEDIATE SURROUNDING PROPERTY

Direction	Description
North	A deep dry wash channel followed by agricultural and ranch land with a private residence, barns, and other farm buildings Further north is additional agricultural and/or ranch land
East	The deep dry wash channel, continues from the North and along the East property margin Agricultural and ranch land contiguous with properties north of the Subject Property The Agua Fria River flows north-to-south further east (approximately 780 to 1190 feet east of the Subject Property) Further east is additional agricultural and/or ranch land
South	Green Gulch Drive borders the southern parcel followed by two private residences each with agricultural and/or ranch land Further south is additional agricultural and/or ranch land
West	Old Black Canyon Highway is inside the western boundary of both the northern and southern parcels West of the Highway lies a mix of open agricultural and ranch land and private residences, including a historic roadway trace that is part of the Subject Property

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3.3 CURRENT USE & OWNERSHIP OF THE PROPERTY & PROPERTY IMPROVEMENTS

The complete Subject Property parcels were deeded by the Charles F. and Fay G. Bagby Revocable Trust to Shade Tree Enterprises LLC (north parcel 402-06-025K) and to Peak to Fort Enterprises LLC (south parcel 402-06-025V) dated April 30, 2013.

Consultant was directed to the current Subject Property owner, Mrs. Shawn Wood, by Mr. Daniel G. Field (Town Manager, Town of Dewey-Humboldt; Client) for purposes of completing the basic requirements for this Phase I Environmental Site Assessment (ESA). Consultant coordinated the Subject Property reconnaissance with Mrs. Shawn Wood and was escorted during the Subject Property reconnaissance by Mr. Justin Wood. Mr. Justin Wood and Mrs. Shawn Wood are Members of Shade Tree Enterprises LLC and Peak to Fort Enterprises LLC, the documented ownership entities of the north and south parcels, respectively. The Subject Property Site visit and reconnaissance was completed on April 24, 2024.

- (1) The northern parcel 402-06-025K contains a private residential, 1-storey house, approximately 2,000 square feet in size, that was constructed in about 1987 per the owner, Mr. Justin Wood. The house has a walled and gated front entry courtyard, a large, open kitchen and great room with fireplace, three bedrooms, a 2-car garage with an adjacent covered parking area, and a covered back patio.
- (2) A septic tank and leach field are located adjacent to the northwest corner of the house, as indicated by Mr. Justin Wood. There are no surface expressions of the septic tank or leach field but the house's main sewer cleanout can be seen on the north side of the house. Consultant submitted an online request to the Yavapai County Environmental Services Unit regarding the permitting status of the septic tank and to inquire into any potential environmental issue associated with the septic tank or the Subject Property in general. The Yavapai County Environmental Services Unit is a division of Development Services. It performs a variety of functions delegated by the Arizona Department of Environmental Quality (ADEQ). Environmental Services carries out all aspects of permitting and inspections of conventional and alternative onsite wastewater disposal systems up to 24,000 gallons per day, permitting of water and sewer line extensions, and approving the sanitary facilities for subdivisions. Consultant received a response to our inquiry from Mr. Jason Soifer, an employee with Yavapai County (position not provided, see Appendix B). Mr. Soifer stated, "No septic or environmental records on file for parcel."
- (3) An above-ground, 250-gallon capacity propane tank located south of the garage and house supplies propane gas to the house (see Figure 3). The propane tank appeared to be in very good condition.

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- (4) A groundwater drinking water supply well is located on the Subject Property approximately 50 feet south of the southwest corner of the house (see Figure 3). The well is registered with the Arizona Department of Water Resources (ADWR) as well number 55-532095. ADWR records list the well depth as 150 feet, casing type perforated steel from 50 to 100 feet, 8-inch diameter, with the water level recorded as 30 feet below land surface. The well owner is listed as Shade Tree Enterprises, LLC (June 11, 2013). This is the same north parcel (APN 402-06-025K) property owner listed in Yavapai County Assessor records. The well is located in a small white shed with two (2) small spherical holding tanks near the well head. Due the amount of miscellaneous materials stored in the shed, Consultant was not able to observe the actual well head. The owner stated that an electric pump provides water to the two (2) holding tanks and then to the house via underground piping.
- (5) A large water tank (approximately 10,000 gallons) is located adjacent to and south of the drinking water supply, groundwater well shed (Figure 3). The owner reported that the tank was never hooked up to the well and it is not in use.
- (6) Adjacent to the water tank and groundwater well is a large, steel Maersk shipping container used to store miscellaneous items (all non-hazardous per the owner).
- (7) A large metal barn structure is located approximately 75 feet south of the water tank and shipping container (see Figure 3). The barn is used for miscellaneous storage with no hazardous materials observed.
- (8) Other features located on the northern Subject Property (APN 402-06-025K) include piles of old building materials, clay or ceramic roof tiles, steel piping, fence materials, and miscellaneous scrap wood and aluminum. An old Volkswagen bus is parked near these piles. Consultant did not observe any automotive fluids (e.g., oil) or staining beneath the vehicle.
- (9) The historic remains of the King S. Woolsey ranch house, as discussed in detail elsewhere in this report, are located west of the miscellaneous piles of materials and the Volkswagen (see Figure 3).
- (10) A deep natural drainage wash trends west-to-east along the northern boundary of the north parcel and continues along the eastern sides of both north and south parcels with a north to south flow direction. The drainage wash is wholly or partly contained by the northern parcel boundaries but the wash is not part of the southern parcel except at the extreme southeastern tip of the southern parcel. The wash was observed to be dry during Speyer's Site reconnaissance. Much of the wash is dry in all aerial or satellite photos reviewed, with the exception of a small ponding area located near the southeast corner of the southern Subject Property parcel (APN 402-06-025V). A concrete spillway that creates a small dam effect is located near the southeast corner of the southern parcel. A small pond

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approximately 50 to 75 feet in length, north-to-south, was observed in the Google Earth images of the Subject Property with no date provided for the satellite photograph. Note that the concrete spillway and pond area are not located on the Subject Property, but they are immediately adjacent to and east of the southeast corner.

- (11) An old wood and steel foot bridge crosses the drainage wash in a north-to-south direction near the northwest corner of the northern Subject Property parcel (Figure 3). Historic steel piping runs under this bridge and the Subject Property owner, Mr. Justin Wood, stated that water was historically supplied to the southern parcel open field by piping that was connected to a groundwater well located off-site, on adjoining property north of the northern Subject Property parcel. The water conveyance piping ran under the foot bridge and along the east side of South Old Black Canyon highway to the southern portion of the southern Subject Property parcel where water control and delivery features were located to provide water for cattle. Mr. Wood stated that the piping was abandoned years ago but you can still see evidence of the old water delivery system (see Figure 3).

Mr. Wood does not know if the groundwater well is still present on the north adjacent property, but he is certain that it no longer delivers water to the Subject Property. Consultant observed the old water control and delivery features along the western edge of the south parcel open cattle grazing field (see Photographic Log; Appendix A).

- (12) The south Subject Property parcel (APN 402-06-025V) is separated from the northern parcel (APN 402-06-025K) by fences equipped with access gates. The south parcel consists of an open field that the Subject Property owner leases to a nearby landowner for cattle grazing. Consultant observed various water troughs along the East Green Gulch Drive at the southern Subject Property boundary as well as an area where hay and cattle feed are spread in the south-central portion of the south parcel. No other improvements or features were observed on the south Subject Property parcel (APN 402-06-025V).

4.0 USER-PROVIDED INFORMATION

ASTM E1527-21 describes the responsibilities of the User to complete certain tasks in connection with the performance of "All Appropriate Inquiries" into the condition of the Subject Property. The ASTM standard requires that the Environmental Professional request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or *de minimis* conditions in connection with the Subject Property. Consultant provided an Owner Questionnaire to the Subject Property owner for completion and a User Questionnaire to the client (Town) for completion (see Appendix B). Only the User (Town) Questionnaire was completed (partially). This information is summarized here as TABLE 2.

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TABLE 2: USER-PROVIDED INFORMATION

Description of Information	Provided (Yes/No)	Description Key Findings
Environmental Liens or Activity Use Limitations	No	<p>User is not aware of any environmental cleanup liens filed against the Subject Property.</p> <p>User is not aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the Subject Property.</p> <p>The Institutional and Engineering Control database searches completed by Consultant did not identify or flag any controls. In addition, Consultant retained a third-party contractor to provide a Title Search (see Appendix D). Title search results indicate that DEURs, VEMURs, and other, similar use-restrictive attachments to the deed have not been recorded.</p>
Previous Environmental Permits or Reports Provided by User	No	None

Consultant also reached out separately to Mr. Daniel G. Field, Town of Dewey-Humboldt Town Manager. Mr. Field represents the purchaser/buyer (i.e., Town of Dewey-Humboldt) of the Subject Property. Consultant sent an electronic mail communication to Mr. Field to inquire regarding any Town records of hazardous materials storage, use, or spills at the Subject Property. Mr. Field responded that his search of the Town’s documents found nothing of an environmental nature. Mr. Field also asked his employees if they are aware of any potential environmental concerns with the Subject Property. None are aware of any potential issues affecting the environmental conditions of the Subject Property. Mr. Field’s electronic mail response is included in Appendix B of this Report.

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5.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop a comprehensive and defensible history of the Subject Property and surrounding area and evaluate if past uses or nearby operations might have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Subject Property. During the review of historical records, Consultant identified property use information from “reasonably ascertainable standard sources” regarding the Subject Property and vicinity from the time of first development to present (the date of this Report).

5.1 PHYSICAL SETTING

A summary of the physical setting of the Subject Property is provided in TABLE 3 below with additional details in the subsections that follow. This summary is based on information compiled by Consultant’s research and information available through a specialist contractor (i.e., Allands) and online databases, as available from and maintained by governmental agencies (e.g., USEPA, ADEQ, ADWR, Yavapai County).

TABLE 3: PHYSICAL SETTING SUMMARY

Description	Information & Source
Topography	Topographic maps indicate that the area, in general, shows a surface gradient that is sloped from the northwest to the southeast, following the general area topography along the Agua Fria River (approximately 780 feet east of the Subject Property north parcel and 1190 feet east of the Subject Property south parcel). The Subject Property is located at approximately 4,500 feet above mean sea level.
Soil Data	Surface soils over the majority of the Subject Property are identified as Lynx soils described as alluvial fan landforms from mixed alluvium parent material. The Lynx soils are well-drained clay loam with no frequency of ponding, occasional flooding, and more than 80 inches to the water table. Lynx soils grade with Balon soils which are markedly present at a small northwest section of the southern parcel (APN 402-06-025V) and the portion of the southern parcel (APN 402-06-025K) encompassing South Old Black Canyon Highway and the land to the west. Balon soil is similar to Lynx soil but contains more gravel and sand. ²

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Description	Information & Source
Geology	<p>The geology of the area including the Subject Property consists of Quaternary alluvium river wash, valley fill, and older gravels of the Hickey sedimentary series (conglomerates and pyroclastic deposits) interbedded with Mingus Mountain Basalt.</p> <p>Alluvium is associated with the prehistoric, historic, and on-going influence of the Agua Fria River channel and associated floodplain, which dominates the local landscape and is located approximately 780 to 1190 feet east of the Subject Property (see Figure 1).</p> <p>Pre-Cambrian volcanic (cf. Iron King Volcanic Series) and metaigneous rocks form the bedrock in the region and serve as the host rock for late-stage ore development due to intrusion into the Spud Mountain Series (Pre-Cambrian) along the Spud Mountain Fault System (see USEPA, 2022).⁴</p>
Well Data	<p>The Subject Property is located within the Prescott Active Management Area (AMA) Groundwater Basin, Upper Agua Fria Sub-Basin, as established by the Arizona Department of Water Resources (ADWR). A groundwater well is located on the northern parcel approximately 50 feet south of the house. This well is registered with the ADWR as well number 55-532095. ADWR records indicate the well was installed in 1991, list the well depth as 150 feet, casing type perforated steel from 50 to 100 feet, 8-inch diameter, with the water level recorded as 30 feet below land surface. The well owner is listed as Shade Tree Enterprises, LLC as of June 11, 2013. This is the same north parcel property owner listed in Yavapai County Assessor records.</p>
Estimated Direction & Groundwater Gradient	<p>Groundwater flow direction is anticipated to conform to surface topography to the southeast with superimposed influences of local and regional patterns prompted by groundwater pumping related to private and commercial water supply operations.</p> <p>Consultant does not have sufficient data to estimate a groundwater flow gradient. Groundwater quality and elevation data presented by USEPA (2016) and USEPA (2022) do not adequately isolate shallow from deep aquifer settings.</p>

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Description	Information & Source
Surface Water	The Agua Fria River is located approximately 780 feet east of the Subject Property north parcel and 1190 feet east of the Subject Property south parcel (see Figure 1).
Sensitive Human Receptors	<p>The Subject Property is currently used as agricultural land and the only human receptor would be the Subject Property owner and visitors.</p> <p>The Subject Property (cf. APN 402-06-025V) is located within the IKM-HS Superfund Site (see Figures 1 & 2) and, as such, is considered vulnerable to impacts related to the NPL Site. USEPA has identified Arsenic and Lead as Contaminants of Concern (COCs) that have been detected in surface and near-surface soils at concentrations that exceed corresponding site-specific health risk standards. In addition, these metals have been detected in groundwater at private drinking water wells at concentrations that exceed federal and State Drinking Water Standards (DWSs).</p> <p>It is understood that the Town plans to adapt the Subject Property to serve as a Town Center and include public areas (recreational) that are maintained by the Town of Dewey-Humboldt. In this case, future human receptors could include any member of the public (recreational) and all Town employees stationed at the location (occupational). It is reasonable to state that the property would no longer serve as a residential property which removes the most sensitive of receptor categories (i.e., residential) from consideration.</p>

5.2 FEDERAL, STATE & LOCAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from Allands, a third-party environmental database search firm. A complete copy of the summary database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided as Appendix D to this Report.

Consultant reviewed and evaluated the information listed within the database regarding potential impacts to the Subject Property, assessing the potential for impacts based, in part, on the physical setting. As part of this review, inferences have been made regarding the likely groundwater flow direction at or near the Subject Property (see Table 3).

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5.2.1. STANDARD ENVIRONMENTAL RECORDS SEARCH

The Allands Database Report (Appendix D) identifies sites of potential concern based on the ASTM-established search criteria (cf. distance from Subject Property). However, only sites that appeared to have the potential for environmental impacts to the Subject Property (due to proximity, anticipated direction of groundwater flow, regulatory status, and/or potential for migrating contamination) are discussed and summarized below in Table 4.

TABLE 4: SUMMARY OF SITE | AREAS OF POTENTIAL CONCERN

Site or Area	Location	Concern	Summary
Subject Property	Subject Property	Potential residual pesticides in surface soil from past agricultural use	The Subject Property has been used for agricultural purposes that have included farming and the likely application of pesticides in the past.
Subject Property	Subject Property	Groundwater beneath the Subject Property and the water in the Property’s water supply well may be impacted.	The Subject Property utilizes a groundwater production well for drinking water. Water in the well is reportedly at 30 feet below ground surface and it may be impacted from past Property operations or the nearby Iron King Mine- Humboldt Smelter Superfund Site.
Iron King Mine – Humboldt Smelter Superfund Site	The southern parcel of the Subject Property lies within the boundaries of the Superfund Site (Figures 1 & 2).	Soils, sediments, and surface drainages in the overall Dewey-Humboldt area are impacted with metals from past mine operations. Subject Property concerns include surface soils impacted from fugitive dust laced with mine-related metals contamination.	The former operations of the Iron King Mine and the Humboldt Smelter led to uncontrolled discharge of mine wastes and contamination of air, soil, sediments, surface water and, potentially groundwater resources within the Town of Dewey-Humboldt, Arizona. USEPA placed the Iron King Mine/Humboldt Smelter (IKM-HS) site on the Superfund list (the “National Priorities List”) in 2008. Between the early 1900s and about 1970, the former Iron King Mine mined rock ores of zinc, silver, lead, and gold. Peak production was during the World War II era. Mining operations were initiated in the area late in the 1800s and

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Site or Area	Location	Concern	Summary
Iron King Mine – Humboldt Smelter Superfund Site (cont'd)			<p>surface processing of residual ore deposits has continued to current day. These operations left behind a pile of about four million cubic yards of orange mine tailings with high levels of Arsenic and Lead. Mine and mill tailings include accumulated deposits of a fine-grained powdery waste that remains after the crushing and concentration of mine ore. Tailings dust has been windblown and impacted soils and watersheds to an unknown distance surrounding the mine and smelter properties. Mine tailings have washed into the Chaparral Gulch and Galena Gulch and have impacted the Agua Fria River, downstream from the IKM and HS. Mine waste, including tailings, sediment, and fugitive dust from the IKM and HS continue to move with wind and stormwater. The former mine property also contains many large piles of waste rock, dross, and slag waste.</p> <p>Between the late 1800s and about 1937, the Humboldt Smelter and up to four (4) other facilities crushed copper and lead ores and melted them in furnaces to make pure metal. Peak production was during the World War I era. Almost all the smelter’s buildings were demolished and removed. The main smelter stack was demolished in 2022. During operations, arsenic, lead, and other metals were released from the smelter’s stacks as effluent. The former smelter property also contains large piles of dross, slag and soils contaminated with lead and other metals. The slag is a rocky smelter waste, like solidified lava, that is located across the HS property and hangs over a cliff above the Agua Fria</p>

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Site or Area	Location	Concern	Summary
Iron King Mine – Humboldt Smelter Superfund Site (cont'd)			<p>River. The dross is a fine-grained, grey waste that was imported by a metals reprocessing facility in the 1950s and 1960s, after the smelter closed. Operations at the smelter property also produced crushed ore tailings that were dumped into surface depressions on the property. The smelter was also reportedly used to melt down and consolidate metals from junk airplanes. Waste and refuse from these operations are discarded on the HS property.</p> <p>Historically, tailings from the Iron King Mine and Humboldt Smelter mixed together. These mixed tailings lie in a flood plain within Chaparral Gulch below the smelter, behind a historic dam that has failed to conserve discharge to the Agua Fria River.</p>

5.2.2. OTHER RESEARCH

Although not typically a part of an agency records review conducted during the performance of an ASTM Standard Phase I ESA, Consultant performed (or attempted to perform) a cursory review of the following, readily available source materials to obtain information regarding historic properties and cultural resources. Pertinent information from this review has been incorporated into this Report (Appendix B) in an attempt to ensure that on-site assessment activity would not adversely impact recognized cultural areas.

- The **National Historic Site Registry** was reviewed. The Subject Property (APN 402-06-025K) is identified as the location of the historic King Ranch, as discussed elsewhere in this Report (see Appendix B). Pertinent information was provided by State Historic Preservation Office (SHPO) and the Arizona State Museum.

5.3 HISTORICAL RECORDS REVIEW

The current ASTM Standard requires that a minimum of four (4) sources of historical information be consulted in establishing a compliant history of the Subject Property and vicinity.

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- City Directories for the overall Dewey-Humboldt area and/or the specific Subject Property addresses on South Old Black Canyon Highway could not be located for review.
- Sanborn Fire Insurance Maps have been produced since the late 1800's to provide information regarding fire hazards on insurable Subject Property. These maps often indicate locations of underground and aboveground gasoline tanks, storage facilities for flammable chemicals (e.g., dry cleaners, paint shops, maintenance yards, and garage facilities) that are otherwise unavailable through other sources. Production of these maps was generally limited to the immediate vicinity of urban areas. A search was completed for the Subject Property and no Sanborn Fire Insurance Maps are available for the Subject Property.
- A Historical Title Report regarding the parcel (Pinal County 410-14-0030), including the Subject Property was completed by Allands and is included as Appendix D to this Report. The title search completed by a third-party vendor (Allands) shows that the Subject Property has no recorded leases, VEMURs, DUERS, Environmental Liens, or activity use limitations.
- Historic aerial photographs and topographic maps were reviewed online on the Historical Aerials by NETRONLINE website (<https://www.historicaerials.com/viewer>).
- Historic topographic maps were reviewed online on the Historical Aerials by NETRONLINE website (<https://www.historicaerials.com/viewer>).

A summary of Historical Records regarding the Subject Property and vicinity is provided in Table 5, as follows.

TABLE 5: SUMMARY OF HISTORIC RECORDS

Date	Source	Subject Property	Surrounding Area
1943	Aerial Photograph	Shows Subject Property as farm fields with the King S. Woolsey ranch ruins visible on the north parcel. The natural drainage wash along the north and east sides of the Property is visible.	Farm fields to the east are present and farm buildings to the north are present. Other surrounding areas are either farm land or native, undeveloped.
1972, 1973, 1980	Aerial Photograph	Substantially the same as 1943.	Additional farm land and buildings to the south and west.

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Date	Source	Subject Property	Surrounding Area
1992, 2003, 2005, 2007, 2010, 2013	Aerial Photographs	The Subject Property house and well shed can be seen, particularly clear in the more recent photographs.	Additional and expanded farmland with buildings developed in all directions away from the Subject Property.
2015, 2017, 2019	Aerial Photographs	The large above-ground water tank next to the well shed can be seen. Additional materials are stored near and south of the house, but the barn is not present. Grape vines appear to have been planted on the west half of the north parcel.	All surrounding properties are well established as residential and/or mixed residential and agricultural.
2021	Aerial Photograph	The Subject Property barn is present.	The southwest corner of the Subject Property abuts the boundary of an unimproved road.
1947, 1960, 1965, 1970, 1977, 2012, 2014, 2018, 2021	Topographic Maps	No features or buildings are illustrated on the Subject Property except the dry wash trace along the north and east margins of the Property.	Buildings are depicted on properties north and south of the Subject Property with a greater density of buildings located in the main town area, south of the Subject Property.

5.4 OTHER ENVIRONMENTAL RECORDS

Consultant was not provided with any other environmental records or previously completed environmental investigations or reports.

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6.0 SITE RECONNAISSANCE

Mr. Wilfrid Gill completed a Subject Property reconnaissance on April 24, 2024. The Property owner, Mr. Justin Wood, escorted Consultant during the reconnaissance and was interviewed as the Key Site Manager. The site reconnaissance focused on observation of current conditions and observable indications of past uses and conditions of the Property that may indicate the presence of RECs. Weather conditions during the visit to the Property were clear and sunny. There were no weather-related restrictions to Property access during the reconnaissance visit. No limiting conditions were identified that would prevent the Consultant from determining if RECs were present based on observed circumstances of current land use.

6.1 GENERAL DESCRIPTION

The northern parcel (APN 402-06-025K) includes a private residential, 1-storey house, approximately 2,000 square feet in size, that was constructed in about 1987 per the owner, Mr. Justin Wood. The house has a walled and gated front entry courtyard, a large, open kitchen and great room with fireplace, three bedrooms, a 2-car garage with an adjacent covered parking area, and a covered back patio.

- (1) A septic tank and leach field are located adjacent to the northwest corner of the house, as indicated by Mr. Justin Wood. There are no surface expressions of the septic tank or leach field, but the house's main sewer cleanout was observed on the north side of the house.

Consultant submitted an online request to the Yavapai County Environmental Services Unit regarding the permitting status of the septic tank and to inquire into any potential environmental issue associated with the septic tank or the Subject Property in general. The Yavapai County Environmental Services Unit is a division of Development Services. It performs a variety of functions delegated by the Arizona Department of Environmental Quality (ADEQ). Environmental Services carries out all aspects of permitting and inspections of conventional and alternative onsite wastewater disposal systems up to 24,000 gallons per day, permitting of water and sewer line extensions, and approving the sanitary facilities for subdivisions. Consultant received a response to our inquiry from Mr. Jason Soifer, an employee with Yavapai County (position not provided; see Appendix B). Mr. Soifer stated, "No septic or environmental records on file for parcel."

- (2) An above-ground propane tank (250-gallon capacity) was located south of the garage and house supplies propane gas to the house (see Figure 3). The propane tank appeared to be in very good condition.

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- (3) A drinking water supply groundwater well is located on the Subject Property approximately 50 feet south of the southwest corner of the house. The well is registered with the Arizona Department of Water Resources (ADWR) as well number 55-532095 (see Appendix C). ADWR records list the well depth as 150 feet, casing type perforated steel from 50 to 100 feet, 8-inch diameter, with the groundwater level recorded as 30 feet below land surface. The well owner is listed as Shade Tree Enterprises, LLC as of June 11, 2013. This is the same north parcel property owner listed in Yavapai County Assessor records. The well is located in a small white shed with two (2) small spherical holding tanks near the well head. Due the accumulation of miscellaneous materials stored in the well shed, Consultant was not able to observe the actual well head. The owner stated that an electric pump provides water to two (2) holding tanks and then to the house via underground conveyance piping.
- (4) A large water tank approximately 10,000 gallons in size is located adjacent to the south of the water supply well shed. The owner reported that the tank was never hooked up to the well and it is not in use.
- (5) A large, steel Maersk shipping container used to store miscellaneous items (all non-hazardous per the owner) is located adjacent to the water tank and groundwater well (Figure 3).
- (6) A large metal barn structure is located approximately 75 feet south of the water tank and shipping container. The barn is used for miscellaneous storage. No hazardous materials were observed.
- (7) Other features located on the Subject Property (northern parcel; APN 4-206-025K) include piles of old building materials, clay or ceramic roof tiles, steel piping, fence materials, and miscellaneous scrap wood and aluminum. An old Volkswagen bus is parked near these piles. No automotive fluids or petroleum hydrocarbon staining was observed beneath the bus.
- (8) The remains of the King S. Woolsey ranch house are located west of the miscellaneous piles of materials and the Volkswagen. This feature is discussed in detail elsewhere in this Report.
- (9) A deep natural drainage wash runs west-to-east along the northern portion of the north parcel and continues along the eastern sides of both parcels with a southerly flow direction. The drainage wash is wholly or partly contained by the northern parcel boundaries, but the wash is not part of the southern parcel except at the extreme southeastern tip of the southern parcel.

The wash was observed to be dry during our Site reconnaissance and in all aerial or satellite photos reviewed, much of the wash is dry except for a small ponding area near the southeast corner of the southern Subject Property parcel. A concrete spillway that creates a small dam effect is located near

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the southeast corner of the southern parcel. A small pond approximately 50 to 75 feet in length, north-to-south, was observed in the Google Earth images of the Subject Property with no date provided for the satellite photograph. Note that the concrete spillway and pond area are not located on the Subject Property, but are located immediately adjacent to, and east of the southeast corner.

- (10) A historic wood and steel foot bridge crosses the drainage wash in a north-to-south direction near the northwest corner of the northern Subject Property parcel. Historic steel piping runs under this bridge and the Subject Property owner, Mr. Justin Wood, stated that water was once supplied to the southern parcel open field by conveyance piping that was connected to a groundwater well located on the north adjacent property.

The piping ran under the foot bridge and along the east side of South Old Black Canyon highway to the southern portion of the southern Subject Property parcel where water control and delivery features provided water for cattle. Mr. Wood stated that the piping was abandoned years ago but evidence of the historic water delivery system remains. Mr. Wood did not know if the groundwater well was still present on the north adjacent property but he was certain that it no longer delivers water to the Subject Property. Consultant observed the old water control and delivery features along the western edge of the south parcel open cattle grazing field (see Figure 3, and Photographic Log presented as Appendix A).

- (11) The southern Subject Property parcel (APN 402-06-025V) is separated from the northern parcel by fences and gates. The southern parcel is primarily an open, undeveloped field that the Subject Property owner leases to a nearby landowner for cattle grazing. Consultant observed various water troughs along the East Green Gulch Drive at the southern Subject Property boundary as well as an area where hay and cattle feed are spread in the south-central portion of the southern parcel. No other improvements or features were observed on the south parcel.

Property details are identified on Figure 3 and summarized in TABLE 6, as follows.

TABLE 6: RECONNAISSANCE OF SUBJECT PROPERTY

Property Description	Site Observations
Structures	Residential house Groundwater well shed Storage container Barn Covered parking area
Improvements	Residential house Groundwater production well Barn Covered parking area Ruins of King S. Woolsey Ranch

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Property Description	Site Observations
Roads	The asphalt-paved South Black Canyon Highway runs through the western edge of the Subject Property Dirt access roads are present on the Subject Property to access the house and the south parcel.
Electric/Gas/Communications	Overhead electrical service comes onto the property from the east/northeast via telephone poles. One telephone pole with a pole-mounted transformer is located at the northeast corner of the house. An above-ground, 250-gallon propane tank is located south of the house. No communications boxes were observed.
Wastewater	Property serviced by an On-site Sanitary Wastewater Treatment & Disposal System Property owner identified the general area of the septic tank and leach field near the northwest corner of the house. Septic system facilities were not directly observed.
Potable Water	Potable water is provided to the property from an on-site groundwater well that is registered with the ADWR (ADWR ID. 55-532095).
Material Storage	Various non-hazardous materials are stored inside storage sheds, containers, and the barn as well as stored outside in piles on the bare dirt or grass-covered ground surface.
Stormwater Controls	A natural drainage wash is present along the north and east sides of the Subject Property. Historic, concrete-lined drainage channel is present near the northwest corner of the Property.
Erosion Controls	Consultant did not observe any stormwater or erosional control features on the Subject Property, and none were noted in records and maps reviewed Crown of the Old Black Canyon Highway slopes to roadway margins without dedicated drainage features.
Access Controls	Access to the Subject Property is controlled by a locked gate at one (1) entrance. Access to the Subject Property can be made from the west along South Old Black Canyon Highway.
Evidence of Past Uses	Stacked stone ruins associated with the King S. Woolsey ranch constructed c. 1863 are visible in the middle of the north Subject Property parcel Agricultural use (e.g., vineyards).

6.2 HAZARDOUS SUBSTANCES & PETROLEUM PRODUCTS

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Table 7 summarizes Consultant's observations during the site reconnaissance of the Subject Property, as follows. Selected features are identified in the Photographic Log (Appendix A) and locations are represented on Figure 3, as attached.

TABLE 7: Hazardous Substances & Petroleum Products

Observations	Description / Location
Hazardous Substances and Petroleum Products as Defined by CERCLA	None Observed
Drums/Containers/Cylinders	Residential service Propane tank (250-gal) was observed; see Figure 3. No other containers were observed
Strong Pungent or Noxious Odors	None Observed
Pools of Liquids	None Observed
Empty Chemical Containers	None Observed
Unidentified Substance Containers	None Observed with Contents
PCB Containing Equipment	None Observed; 1 pole-mounted transformer, “new” condition with no staining observed (PCB status not confirmed)
Evidence of Pits, Ponds, or Lagoons	Low areas where water may pond on the property were observed but no adverse environmental conditions were noted
Solid Waste Disposal	Various debris and some trash was observed around the Subject Property
Sinks & Floor Drains	Only standard drains inside the house
Suspected Infill Areas	No obvious areas observed
Evidence of Burn Areas or Pits	None Observed
Evidence of Injection Wells	None Observed
Areas of Pavement Staining	None Observed
Areas of Soil Staining	None Observed
Contaminated Pallets	None Observed
Corrosive or Chemical Piping	None Observed
Refrigerant Systems	None Observed
Septic Systems	Northwest corner of house; Discharge leach field to north
Contaminated Equipment	None Observed
Standby Generators	None Observed
Lighting	The house has electric lights
Leaking Transformers	None Observed; Pole-mounted transformer appears to be new and there is no evidence of leaking or staining

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Observations	Description / Location
Above-Ground Tanks	None Observed other than the propane tank and unused water tank
Below-Ground Tanks	None Observed
Oil Water Separators	None Observed
Non-Native Soil Piles or Mounds	None Observed other than the area surrounding the ruins of the King S. Woolsey ranch, which is slightly elevated relative to the surrounding farm land
Aerial Applicator Landing Strips	None Observed
Pesticide Application Cropland	No direct evidence observed
Stressed or Dead Vegetation	None Observed
Other Observed Evidence of Hazardous Substances or Petroleum Products	None Observed

6.3 COMMENTS REGARDING CONTAMINANTS OF EMERGING CONCERN

Per- and Poly-fluoroalkyl Substances (PFAS), including the chemicals PFOS and PFOA, are present in diverse manmade materials and chemical substances. These are long-lasting chemicals that bioaccumulate and breakdown, slowly over extended periods of time, often into smaller molecule PFAS. PFAS are present in many manufactured products and are a primary constituent in fire response chemicals as Aqueous Film Forming Foams (AFFFs), and are, therefore, commonly associated with fire pits, fire response locations, and fire response training facilities. Department of Defense (DOD) bases and operating locations are high-profile locations that have been prioritized by USEPA as targets for investigation and, as indicated, remediation.

No areas of contaminants of emerging concern were observed or suspected on the Subject Property.

7.0 INTERVIEWS

The purpose of interviews, as per ASTM Standard E-1527-21, is to obtain information indicating recognized environmental conditions in connection with the Subject Property. Interviews with past and present owners, operators, and occupants of the Subject Property consist of questions to be asked to obtain information about current and past features, uses, activities, and conditions specified in the ASTM Standard.

- (1) Consultant interviewed one (1) of the two (2) current owners of the Subject Property, Mr. Justin Wood. **Mr. Justin Wood and Mrs. Shawn Wood are Members of Shade Tree Enterprises LLC and Peak to Fort Enterprises LLC, the documented ownership entities of the north and south parcels, respectively.** Consultant's interview of Mr. Justin Wood was conducted during our Subject

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Property reconnaissance on April 24, 2024. Mr. Wood provided access to all areas of the Subject Property and answered all questions concerning hazardous materials at the Subject Property. Mr. Wood is not aware of any potentially hazardous materials at the Subject Property besides a small amount of gasoline (less than 5-gallons) stored in a typical container in the garage for typical yard maintenance equipment. Typical small containers of motor oil, 1 quart or less, are also stored in the garage. Typical small containers of various other chemicals such as paint, paint thinner, pesticides, herbicides, and cleaning products are stored in the garage or in the house.

- (2) Consultant contacted **Mr. Daniel G. Field, Town Manager for Town of Dewey-Humboldt** via electronic mail to inquire into any Town records of hazardous materials storage, use, or spills at the Subject Property. Mr. Field responded that his search of the Town's documents found nothing of an environmental nature. Mr. Field also asked his employees if they are aware of any potential environmental concerns with the Subject Property. None are aware of any potential issues affecting the Subject Property. Mr. Field's electronic mail response is included in Appendix B of this Report.
- (3) Consultant submitted a public records request to the **Central Arizona Fire & Medical Authority (CAFMA)** regarding any fire response records or hazardous materials response records. CAFMA provides emergency response services to the Town of Dewey-Humboldt. Ms. Teresa Fast, Administrative Specialist with CAFMA, responded to our request and stated that no records were found (see Appendix B). Fire response in rural areas is a primary source of PFAS in surface soils and watershed areas due to the widespread use of AFFF to control and manage wildfires.
- (4) Consultant contacted the **Arizona State Historic Preservation Office (SHPO)** to determine if there are any requirements or restrictions for the property owner regarding the King S. Woolsey ranch ruins located on the Subject Property. Ms. Mary-Ellen Walsh, M.A., Cultural Resources Program Manager with the Arizona State Historic Preservation Office, responded to our inquiry and stated the following (see Appendix B):

"In the absence of any federal or state nexus (such as funding for its demolition/removal), the Town is not obligated to retain / save the site just because it is listed to the NRHP, and assuming there is no conservation easement. No consultation with our office would be necessary in the absence of something (e.g., funding) that triggers Section 106 of the National Historic Preservation Act or with the State Historic Preservation Act. HOWEVER, once the property is in the City's hands, it is subject to the Arizona Antiquities Act, which is administered by the Arizona State Museum (ASM). I've copied Shannon Plummer from the ASM on this email so she can address this more fully."

- (5) Consultant followed up with the **Arizona State Museum**. Ms. Shannon Plummer, Arizona Antiquities Act Administrator (Arizona State Museum) responded by electronic mail and her complete response is provided in Appendix B to this Report. According to Ms. Plummer:

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“The Arizona Antiquities Act (AAA) doesn’t require [that] archaeological sites remain untouched, rather, it outlines a set of procedures to be followed to document as much of a site as is appropriate in the event that ground-disturbing activities will impact the site. In the case of this property, while under private ownership there are no survey/documentation/excavation requirements because the AAA only applies to city-, county-, and state-owned lands. FYI - the only state law that regarding cultural resources on private land is ARS § 41-865, which protects human remains and funerary objects only.”

“When the site becomes the property of the city [sic; cf. “Town”], it will be subject to AAA compliance and the location would need to be formally surveyed by a professional archaeologist prior to the initiation of any ground-disturbing activities. The survey would include the recordation of any prehistoric or historic sites. The results of the survey will then determine whether additional archaeological work should occur before the ground disturbance occurs. Upon completion of the appropriate level of archaeological research and approval of that research by ASM (and SHPO if federal funding is involved), the city [sic; cf. “Town”] may do with the property as they wish as far as AAA compliance is concerned.

“That all being said, if the structure is currently in use and modifications are being planned, it is not considered an archaeological site under ASM’s site definition policy and thus the AAA will not apply. Only abandoned structures are considered sites.”

- (6) Consultant submitted an online request to the **Yavapai County Environmental Services Unit** regarding the permit status of the septic tank and leach field and to inquire into any potential environmental issues associated with the septic tank, in specific, and the Subject Property in general. The Yavapai County Environmental Services Unit is a division of Development Services and performs a variety of functions as delegated by the Arizona Department of Environmental Quality (ADEQ). Environmental Services carries out all aspects of permitting and inspections of conventional and alternative onsite wastewater disposal systems up to 24,000 gallons per day capacity, permitting of water and sewer line extensions, and approving the sanitary facilities for subdivisions. Consultant received a response to our inquiry from Mr. Jason Soifer, an employee with Yavapai County (see Appendix B).

Mr. Soifer stated, “No septic or environmental records on file for parcel.”

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8.0 EVALUATION

The Consultant completed a Phase I Environmental Site Assessment (ESA) in conformance with the requirements of ASTM Standard 1527-21, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and All Appropriate Inquiry (AAI) as defined by the U.S. Environmental Protection Agency (EPA) in 40 CFR Part 312. Speyer addressed all necessary components of the current ASTM Standard as recognized by USEPA as satisfactory for the requirements of AAI under CERCLA.

The Consultant Findings, assessment of Data Gaps, and Conclusions pursuant to the ASTM Standard are presented in this Section.

8.1 FINDINGS

This assessment identifies three (3) Recognized Environmental Conditions (REC) for the 24.59-acre Subject Property, as follows:

- (1) Residual agrochemicals, including organochlorine pesticides, may be present in surface and near-surface soils due to past agricultural uses of portions of the Subject Property.
- (2) Shallow groundwater beneath the Subject Property, including groundwater resources that provide the Subject Property's water supply (ADWR groundwater well 55-532095) may be impacted due to (i) past agricultural uses of the Subject Property and/or (ii) impacts related to the Iron King Mine (IKM) – Humboldt Smelter (HS) National Priorities List (NPL) Superfund Site.
- (3) The southern half of the southern Subject Property parcel (402-06-025V) is located within the recognized boundaries of the IKM-HS Superfund Site. Therefore, we consider the Subject Property to be located within the Superfund Site as defined by USEPA in its Remedial Investigation (RI; 2016)⁵ and Feasibility Study (FS; 2022)⁴, and the Record of Decision (ROD; 2023)⁶, which serves as the controlling document for the IKM-HS Superfund Site.

Soils, sediments, and surface drainages in the overall Dewey-Humboldt area are impacted with metals from past mine operations. Residential properties within the IKM-HS Superfund Site are recognized as Area of Concern (AOC) No. 32 in the 2023 ROD. This Phase 1 ESA identifies that the Subject Property may be impacted due to proximity to mine waste source areas within the Superfund Site. Subject Property concerns include surface and near-surface soils impacted by deposition of

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fugitive dust consisting of mine-related metals. The northern extent of fugitive dust impacts has not been adequately characterized by USEPA.

No Controlled Recognized Environmental Conditions (CREC), no Historic Recognized Environmental Conditions (HREC) and no *de minimis* conditions were observed. Furthermore, no significant data gaps were identified.

8.2 DATA GAPS

The federal All Appropriate Inquiry (AAI) Final Rule [40 CFR 312.10(a)] and the ASTM E 1527-21 Standard identify a "data gap" as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the Environmental Professional (EP) or the User. The term "significant data gap" is defined as a data gap that affects the ability of the EP to identify a REC.

No significant data gaps were identified by the Consultant or are represented in this Report. Any data gaps resulting from the Phase I ESA described in this Report are listed and discussed in TABLE 7, as follows.

TABLE 7: ESA PHASE I DATA GAPS

Data Gap	Discussion
Deletions or Exceptions from Scope of Work Referenced in Section 1.4	None
Weather- Related Restrictions to Site Reconnaissance.	None
Facility Access Restrictions to Site Reconnaissance.	None
Other Site Reconnaissance Restrictions	None
Data Gaps from Environmental Record Review	None
Data Gaps from Historical Record Review	City Directories for this rural area are not reasonably ascertainable. There is a general lack of readily available historical information regarding property addresses in rural areas, and limited information that is available is disseminated in records that cannot be practicably reviewed. Aerial photographs were available back to 1943. Historic Topographic maps were available to 1947. These limitations do not represent applicable data gaps because property and

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Data Gap	Discussion
Data Gaps from Historical Record Review (cont'd)	vicinity land uses are known from other sources to approximately 1863 discovered.
Data Gaps from Interviews	None
Other Data Gaps	None

8.3 CONCLUSIONS

Consultant has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the Subject Property. Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this Report (Section 8.2), and Table 8.

This assessment identifies three (3) Recognized Environmental Conditions (REC) for the 24.59-acre Subject Property, as follows:

- (1) Residual agrochemicals, including organochlorine pesticides, may be present in surface and near-surface soils due to past agricultural uses of portions of the Subject Property.
- (2) Shallow groundwater beneath the Subject Property, including groundwater resources that provide the Subject Property's water supply (ADWR groundwater well 55-532095) may be impacted due to (i) past agricultural uses of the Subject Property and/or (ii) impacts related to the IKM-HS Superfund Site.
- (3) The southern half of the southern Subject Property parcel (402-06-025V) is located within the recognized boundaries of the IKM-HS Superfund Site. Therefore, we consider the Subject Property to be located within the Superfund Site as defined by USEPA in its Remedial Investigation (RI; 2016)⁵ and Feasibility Study (FS; 2022)⁴, and the Record of Decision (ROD; 2023)⁶.
- (4) This Phase 1 ESA identifies that the Subject Property may be affected by surface and near-surface soil contamination due to proximity to mine waste source areas within the Superfund Site. Subject Property concerns include surface and near-surface soils impacted by deposition of fugitive dust consisting of mine-related metals.

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9.0 NON-SCOPE CONSIDERATIONS

Consultant identified several conditions that do not, strictly speaking, qualify as environmental and, therefore, are not addressed under CERCLA Law or the requirements of AAI. These conditions pertain to pending regulations, compliance issues, or human health concerns not related to condition of environmental media.

- (1) PFAS are not specifically listed in the E1527-21 Standard, however, since the current Standard was adopted by USEPA, USEPA has identified several PFAS as “hazardous substances” under CERCLA. PFAS is a primary constituent of Aqueous Film-Forming Foam (AFFF) which is a widely used fire response chemical that is administered by aerial application in response to wildfires. On-site or nearby wildfires may have been managed using AFFF and a residual impact to local properties might exist.
- (2) USEPA has not adequately assessed the distribution of fugitive dust from historic operations at the Iron King Mine and Humboldt Smelter properties. The impact of these operations on properties located downwind from mining operations has not been well-established. It is a reasonable precaution to conduct a “rafter dust survey” on the property, including the house and barn, to assess the presence and concentrations of Arsenic and Lead that have accumulated since construction of the building. This is not, strictly speaking, an environmental condition but might have a potential impact on public health.
- (3) The onsite sanitary wastewater treatment and disposal system (septic tank & leach field; see Figure 3) is not registered with the County agency as is required under State and federal laws. There is no evidence of an environmental condition associated with the wastewater treatment and disposal system, but it is required that facilities which result in a discharge (cf. injection) into native media (i.e., soils) be appropriately registered with the State (per ADEQ Aquifer Protection Program) and federal (cf. Underground Injection Control registry) governments and as delegated by State jurisdiction, County government. Yavapai County has State-delegated jurisdiction regarding issuance of on-site wastewater system permits.
- (4) Consultant discussed the status of the King Woolsey Ranch Ruins, which is identified on the National Historic Site Register, with Arizona SHPO and the Arizona State Museum. Accordingly, the Town, upon acquiring the Subject Property may be subject to requirements under the provisions of the Arizona Antiquities Act (ARS § 41-865), including a professional archeological survey prior to any development or construction that might affect the feature. The status of the site per Town’s plans may affect these requirements. We suggest that the Town communicate planned development of the historic site with the Arizona State Museum to ensure compliance with all pertinent requirements of applicable Arizona Revised Statutes (ARS).

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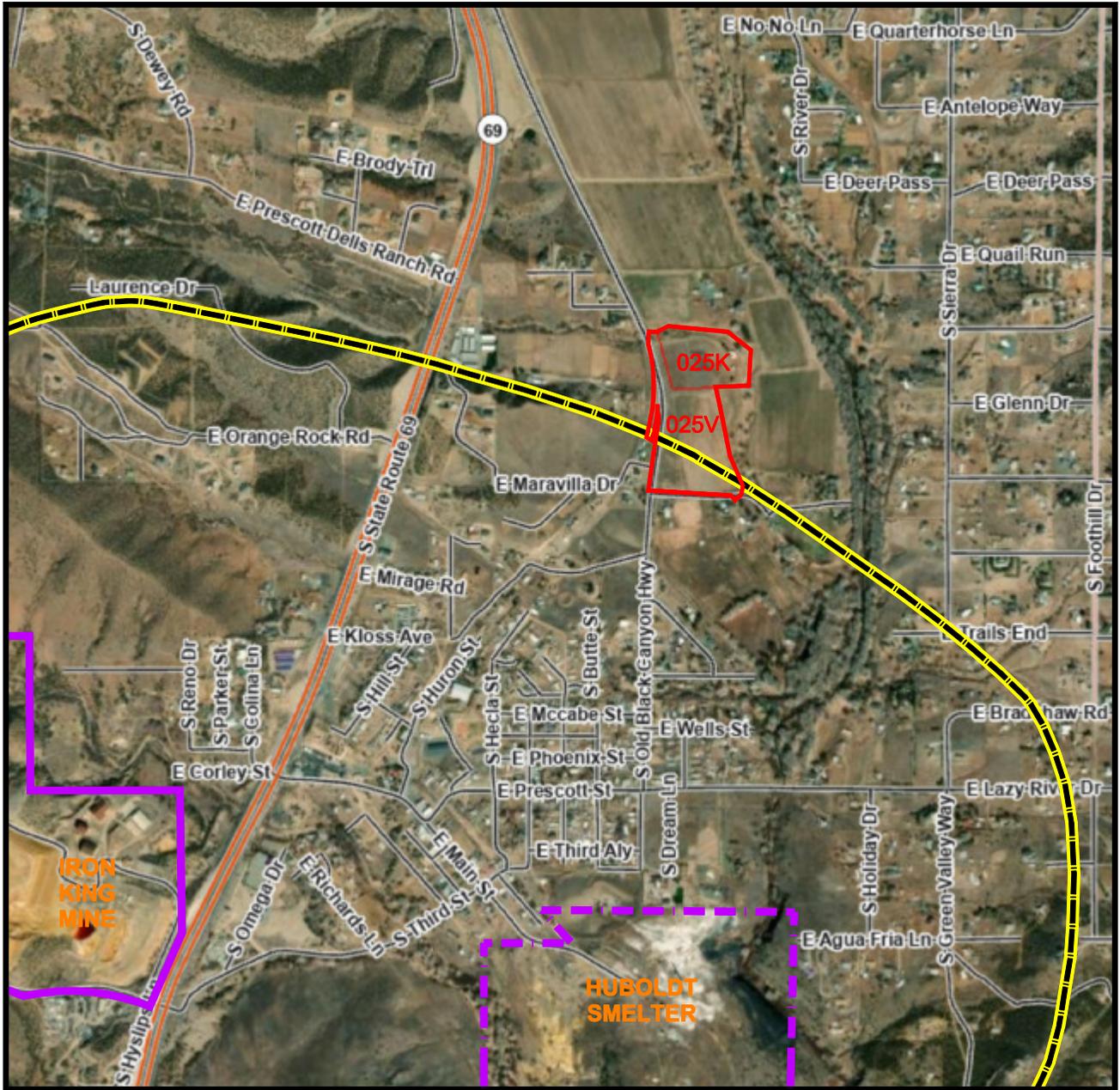
May 20, 2024

10.0 REFERENCES CITED

The following reference materials are cited in the Report text and/or were relied on to develop appropriate narrative pursuant to AAI and in accordance with the ASTM Standard. Certain of these reference materials are provided in Report Appendices, as identified.

1. “King Woolsey.” Wikipedia, The Free Encyclopedia, Wikimedia Foundation, 2 February 2024, https://en.wikipedia.org/wiki/King_Woolsey
2. <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
3. Creasey, S. C., 1951, Geology of the Humboldt region and the Iron King mine, Bigbug mining district, Yavapai County, Arizona: U.S. Geological Survey Open-File Report Series Number 51-43.
4. USEPA, 2022. Feasibility Study, Iron King Mine / Humboldt Smelter Superfund Site. Public Comment Version, U.S. Environmental Protection Agency Region 9 (San Francisco, California). Prepared by Tetra Tech, on behalf of USEPA Region 9.
5. USEPA, 2016. Remedial Investigation Report, Iron King Mine-Humboldt Smelter Superfund Site, Dewey-Humboldt, Yavapai County, Arizona. U.S. Environmental Protection Agency Region 9 (September 2016). Prepared by CH2M-Hill, on behalf of USEPA Region 9.
6. USEPA, 2023. Record of Decision, Iron King Mine-Humboldt Smelter Superfund Site, Dewey-Humboldt, Yavapai County, Arizona. U.S. Environmental Protection Agency Region 9 (October 2023).

FIGURES



EXPLANATION

- STUDY AREA (APPROXIMATE)
- APPROXIMATE FORMER IRON KING MINE PROPERTY
- - - - - APPROXIMATE FORMER HUMBOLDT SMELTER PROPERTY
- - - - - IRON KING MINE-HUMBOLDT SMELTER SUPERFUND SITE BOUNDARY
NPL SITE IS CENTERED ON THE IRON KING MINE & HUMBOLDT SMELTER PROPERTIES LOCATED SOUTHWEST AND SOUTH, RESPECTIVELY



SOURCES:
SPEYER ENVIRONMENTAL (2024)
YAVAPAI COUNTY (2024)

Drafted By: J. Olson
5-19-2023 Rev. By: J.O.

Rev. Date:

2022 Speyer Environmental
Date Created: 4-25-2024



Stephen E. Speyer, Ph.D., R.G.
13546 W. Desert Flower Dr.
Goodyear, AZ 85395
(602) 432-3525

SITE LOCATION MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT
2055-2195 SOUTH OLD BLACK CANYON HIGHWAY
YAVAPAI COUNTY PARCELS 402-06-025K & 402-06-025V
TOWN OF DEWEY-HUMBOLDT | YAVAPAI COUNTY | ARIZONA

PREPARED BY:
S. SPEYER

DATE:
5/2024

APPROVED BY:
S. SPEYER

FIGURE NO.:

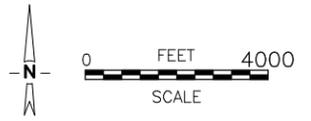
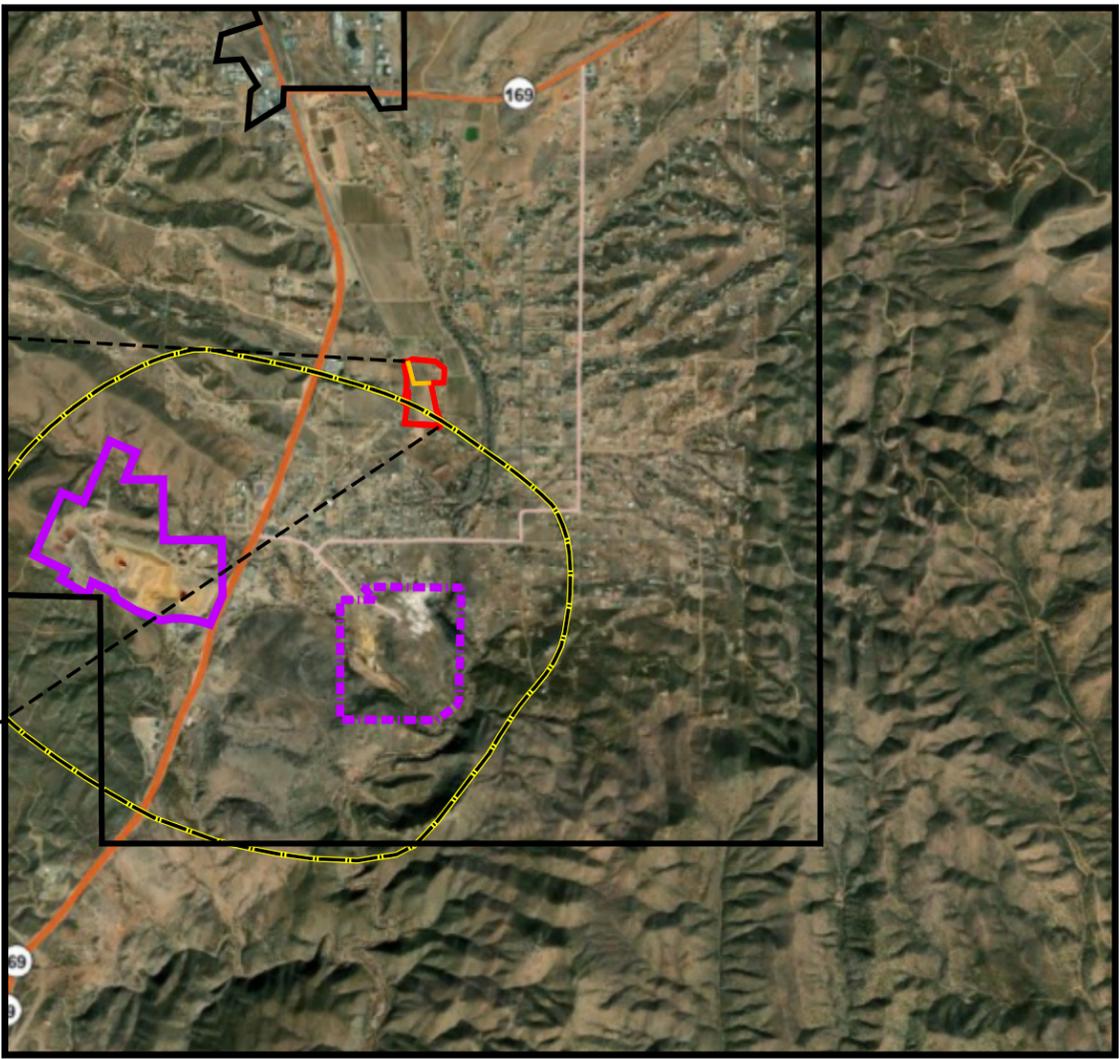
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2023.012.04.09

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2024-012-04-09 - FIG-2 DEWEY-HUMBOLDT 402-06-025V 025K.dwg

Drafted By: J. Olson
5-19-2023
Rev. By: J.O.
Rev. Date:

2022 Speyer Environmental
Date Created: 4-24-2024



EXPLANATION	
	APPROXIMATE DEWEY-HUMBOLDT TOWN BOUNDARY
	APPROXIMATE PARCEL BOUNDARIES
	PARCEL APN 402-06-025K & 402-06-025V STUDY AREA
	APPROXIMATE FORMER IRON KING MINE PROPERTY
	APPROXIMATE FORMER HUMBOLDT SMELTER PROPERTY
	IRON KING MINE-HUMBOLDT SMELTER SUPERFUND SITE BOUNDARY NPL SITE IS CENTERED ON THE IRON KING MINE & HUMBOLDT SMELTER PROPERTIES LOCATED SOUTHWEST AND SOUTH, RESPECTIVELY

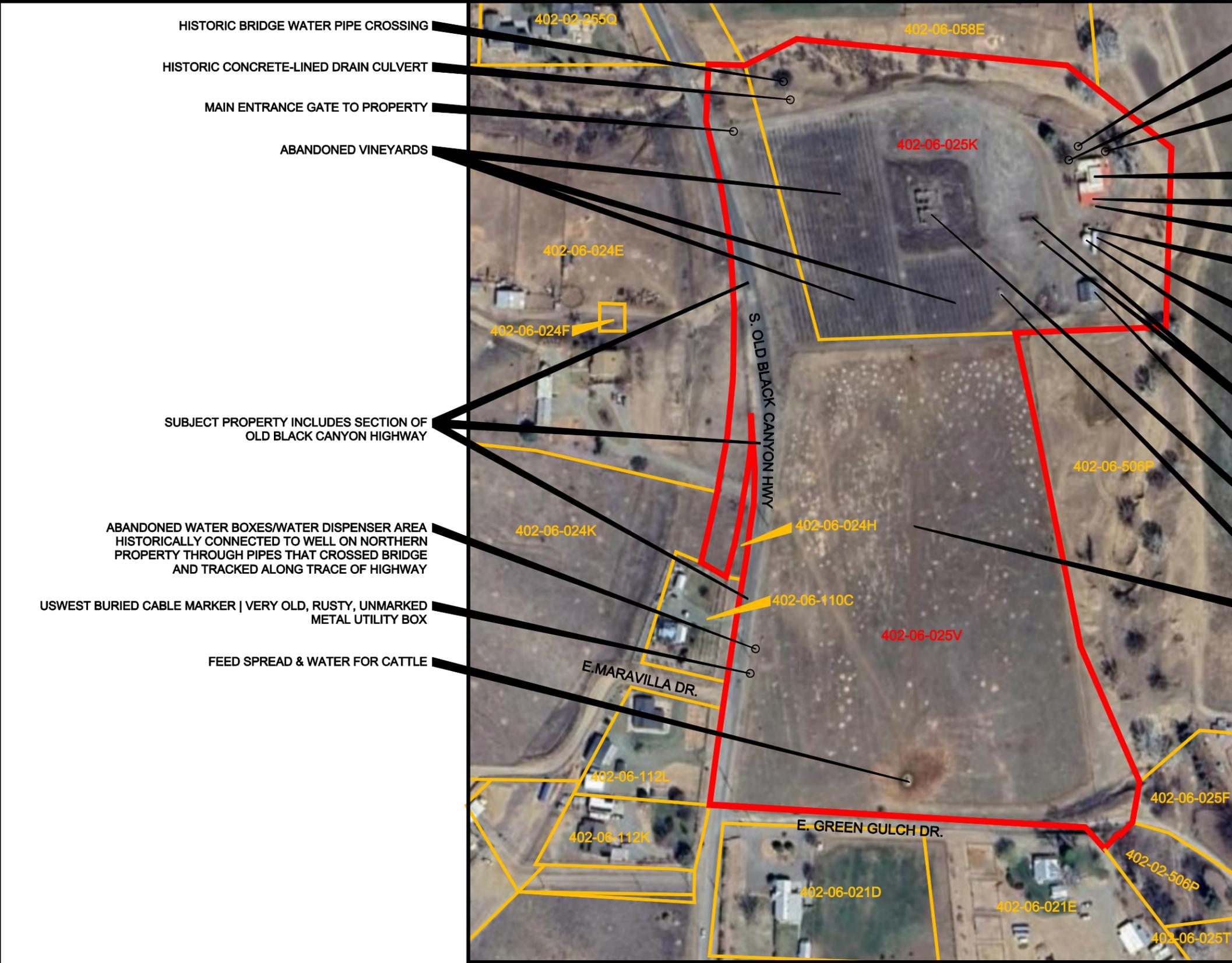
SOURCES:
SPEYER ENVIRONMENTAL (2024)
GOOGLE EARTH (2024)
YAVAPAI COUNTY GIS MAP SERVER (2024)

Stephen E. Speyer, Ph.D., R.G.
13546 W. Desert Flower Dr.
Goodyear, AZ 85395
(602) 432-3525

SITE AREA & VICINITY MAP
PHASE I ENVIRONMENTAL SITE ASSESSMENT
2055-2195 SOUTH OLD BLACK CANYON HIGHWAY
YAVAPAI COUNTY PARCELS 402-06-025K & 402-06-025V
TOWN OF DEWEY-HUMBOLDT | YAVAPAI COUNTY | ARIZONA

PREPARED BY: S. SPEYER	DATE: 5/2024
APPROVED BY: S. SPEYER	FIGURE NO.:
Project No. 2023.012.04.09	2

2024-012-04-08 - FIG-3 DEWEY-HUMBOLDT 402-06-025V 025K.dwg
 2022 Speyer Environmental
 Date Created: 4-24-2024
 Drafted By: J. Olson
 5-19-2022 Rev. By: J.O.
 Rev. Date:



HISTORIC BRIDGE WATER PIPE CROSSING

HISTORIC CONCRETE-LINED DRAIN CULVERT

MAIN ENTRANCE GATE TO PROPERTY

ABANDONED VINEYARDS

SUBJECT PROPERTY INCLUDES SECTION OF OLD BLACK CANYON HIGHWAY

ABANDONED WATER BOXES/WATER DISPENSER AREA HISTORICALLY CONNECTED TO WELL ON NORTHERN PROPERTY THROUGH PIPES THAT CROSSED BRIDGE AND TRACKED ALONG TRACE OF HIGHWAY

USWEST BURIED CABLE MARKER | VERY OLD, RUSTY, UNMARKED METAL UTILITY BOX

FEED SPREAD & WATER FOR CATTLE

ON-SITE SEPTIC LEACH FIELD

SEPTIC TANK | ON-SITE WASTEWATER TREATMENT

TELEPHONE POLE & POLE-MOUNTED TRANSFORMER (LOOKS NEW) (ELECTRIC SERVICE LINES CONNECT TO HOUSE FROM THIS POLE | POLES TREND OFF-SITE TO THE EAST/NORTHEAST)

SINGLE FAMILY HOUSE

COVERED PARKING

250-GALLON PROPANE TANK

GROUNDWATER WELL SHED | WELL HEAD, ELECTRIC PUMP, & 2 SMALL HOLDING TANKS (~40 GALLONS EACH)

STORAGE TRAILER (SHIPPING CONTAINER)

LARGE EMPTY WATER STORAGE TANK | NEVER CONNECTED IT TO THE GROUNDWATER WELL

PILES OF MISC. MATERIALS | STEEL PIPE, ROOF TILES, WOOD, ALUMINUM SCRAP

BARN

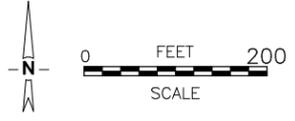
KING S. WOOLSEY'S RANCH | STACKED STONE RUINS (BUILT C. 1863)

PARKED VOLKSWAGEN BUS

OPEN FIELD | LEASED TO NEIGHBORS FOR CATTLE RANGE

EXPLANATION	
—	APPROXIMATE PARCEL BOUNDARIES
—	PARCEL APN 402-06-025K & 402-06-025V STUDY AREA

SOURCES:
 SPEYER ENVIRONMENTAL (2024)
 GOOGLE EARTH (2024)
 YAVAPAI COUNTY GIS MAP SERVER (2024)



speyer environmental

Stephen E. Speyer, Ph.D., R.G.
 13546 W. Desert Flower Dr.
 Goodyear, AZ 85395
 (602) 432-3525

SITE MAP WITH DETAILS [APRIL 24, 2024]
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 2055-2195 SOUTH OLD BLACK CANYON HIGHWAY
 YAVAPAI COUNTY PARCELS 402-06-025K & 402-06-025V
 TOWN OF DEWEY-HUMBOLDT | YAVAPAI COUNTY | ARIZONA

PREPARED BY: B. GILL	DATE: 5/2024
APPROVED BY: S. SPEYER	FIGURE NO.:
Project No. 2023.012.04.09	3

**APPENDIX A
PHOTOGRAPHIC LOG [APRIL 24, 2024]**

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 1. View to the northeast of the house on the northern Subject Property parcel (APN 402-06-025K).



Photograph 2. View to the southeast of the barn on the northern parcel.

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 3. Steel pipes stored in the field of the northern parcel.



Photograph 4. Various wood, aluminum, and steel materials are stored on the northern parcel. Barn is in the background and a 10,000 above-ground water tank (empty) at photograph left.

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 5. Roof tiles and miscellaneous building supplies and materials are stored on the northern parcel. Note the vehicle (cf. Volkswagen bus) in the photograph background.



Photograph 6. There was no petroleum hydrocarbon staining on native soils observed beneath the historic Volkswagen bus.

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 7. The stacked stone ruins of the King S. Woolsey ranch house (built c. 1863).



Photograph 8. South-facing view along the eastern border of the southern Subject Property parcel (APN 402-06-025V). Note the natural dry drainage wash at photograph left.

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 9. East-facing view, entering the access gate of the northern Subject Property parcel near the northwestern corner of the parcel (see Figure 3).



Photograph 10. Southeast facing view of the house building on the northern parcel of the Subject Property.

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 11. The northwest corner of the house (northern parcel), where the septic tank and leach field are reportedly located.



Photograph 12. East-facing view of the front door of the house building as seen from the courtyard gate.

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 13. The kitchen area located inside the house building.



Photograph 14. The great room with real-wood fireplace inside the house building, adjacent to the kitchen area.

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 15. Bedroom No. #1 within house building.



Photograph 16. Bedroom No. 2 within house building.

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 17. Bedroom No. 3 in house building.



Photograph 18. House building garage and covered parking/storage area on the south side of the house.

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 19. Interior of the garage attached to the house building; used for storage of miscellaneous household materials.



Photograph 20. South-facing view well shed where the groundwater well is located. Unused large water tank behind the well shed. Barn is located further behind at photograph right. All features are located on the northern Subject Property parcel (APN 402-06-025K).

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 21. The groundwater well shed.



Photograph 22. Interior of well shed. Piping and valves that connect the groundwater well head to small, 40-gallon water holding tanks.

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 23. Large MAERSK shipping container used for miscellaneous storage located adjacent to the large, unused water tank (see Figure 3).



Photograph 24. South-facing view of the barn located on the northern parcel (see Figure 3).

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 25. Interior of the barn, used for storage of materials and supplies.



Photograph 26. Historic concrete-lined drainage feature on the north side of the northern Subject Property parcel. Drainage leads to the north drainage wash along the northern margin of the parcel (APN 402-06-025K).

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 27. Historic footbridge across the north drainage wash with historic groundwater conveyance pipes beneath the bridge. Water was conveyed from a groundwater well located on adjoining property to the north of the Subject Property.



Photograph 28. South-facing view along the western Subject Property boundary, South Old Black Canyon Highway is visible at photographic right. The Subject Property includes the Highway along this section of the roadway.

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 29. Historic groundwater pipes from the footbridge located on the northern parcel terminate at this historic and abandoned water delivery feature that is located along the west side of the southern Subject Property parcel (APN 402-06-025V). Water was reportedly conveyed to the cattle field.



Photograph 30. Recent US West underground cable box (left) and a historic, unidentifiable utility box located near the old water feature pictured in Photograph 29 (see Figure 3).

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 31. The intersection between South Old Black Canyon Highway and Green Gulch Drive marks the southwest corner of the southern Subject Property parcel (APN 402-06-025V). The on-site barn and house buildings (northern parcel) are in the photograph background.



Photograph 32. East-facing view along the southern boundary of the Subject Property (APN 402-06-025V) at Green Gulch Drive.

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 33. North-facing view of the southeast corner of the Subject Property. The Subject Property extends beyond the flat cattle field and includes most of the sloped terrain behind the truck. The Subject Property boundary trends across Green Gulch Road (photograph center), through the center of the truck, continues about 12 feet south of Green Gulch Drive, angles back along Green Gulch Drive, and west to South Old Black Canyon Highway.



Photograph 34. North-facing view of residence and farm buildings on adjacent property to the north, across the north drainage wash.

PHOTOGRAPHIC LOG

Phase I Environmental Site Assessment

2055 – 2195 South Old Black Canyon Highway | Yavapai County APN 402-06-025K & 402-06-025V
Dewey-Humboldt, Arizona

May 20, 2024



Photograph 35. Adjacent residential properties and farm buildings located west of the Subject Property, on the opposite side of South Old Black Canyon Highway.



Photograph 36. Residential properties and farm building located across Green Gulch Drive, south of the Subject Property.

**APPENDIX B
USER-, OWNER- & AGENCY-PROVIDED INFORMATION**

Re: King Woolsey Ranch Ruins, Dewey-Humboldt, AZ

Mary-Ellen Walsh <mwalsh@azstateparks.gov>

Fri 5/10/2024 2:20 PM

To: billgill gillenvironmental.com <billgill@gillenvironmental.com>; Plummer, Shannon D - (splummer) <splummer@arizona.edu>

Mr. Gill:

In the absence of any federal or state nexus (such as funding for its demolition/removal), the Town is not obligated to retain / save the site just because it is listed to the NRHP, and assuming there is no conservation easement. No consultation with our office would be necessary in the absence of something (e.g., funding) that triggers Section 106 of the National Historic Preservation Act or with the State Historic Preservation Act. HOWEVER, once the property is in the City's hands, it is subject to the Arizona Antiquities Act, which is administered by the Arizona State Museum (ASM). I've copied Shannon Plummer from the ASM on this email so she can address this more fully.

Best,

Mary-Ellen Walsh, M.A.

Cultural Resources Program Manager

State Historic Preservation Office

A Division of Arizona State Parks & Trails

Please use azshpo@azstateparks.gov for all consultation!

1110 West Washington Street, Suite 100

Phoenix, AZ 85007-2957

Phone: 602-542-7120

Cell: 480-202-8914

Email: mwalsh@azstateparks.gov

Web: <http://AZStateParks.com/SHPO>

RE: 2055 South Old Black Canyon Highway, Dewey-Humboldt, AZ 86327

Jason Soifer <Jason.Soifer@yavapaiaz.gov>

Fri 5/17/2024 11:13 AM

To: billgill gillenvironmental.com <billgill@gillenvironmental.com>

Hello-

No septic or environmental records on file for parcel.

From: billgill gillenvironmental.com <billgill@gillenvironmental.com>

Sent: Wednesday, May 15, 2024 12:15 PM

To: Enviro Services <Enviro.Services@yavapaiaz.gov>

Subject: 2055 South Old Black Canyon Highway, Dewey-Humboldt, AZ 86327

Importance: High

Good afternoon,

I am working on a Phase I Environmental Site Assessment for the property located at 2055 South Old Black Canyon Highway, Dewey-Humboldt, AZ 86327.

The Subject Property is identified as Yavapai County Parcel number 402-06-025K. This parcel has a single-family house, a barn, a water well, and a septic system. The adjacent parcel, 402-06-025V, is open agricultural land and it is also included as part of this environmental site assessment. I will attach a parcel map overlain on an aerial photograph.

I am writing to you today to try to determine if the septic system on parcel 402-06-025K, 2055 South Old Black Canyon Highway, is property permitted and to see if there are any other records associated with this septic system, or any environmental records associated with the Subject Property.

The owner of the property showed me where the septic tank and leach field are approximately located at the northwest corner of the house but

there are no surface expressions of the tank or leach field and the owner has no records associated with the septic system. The owner reports that everything is working fine so they have had no reason to dig into the system.

If I am reaching out to the wrong county department, could you please point me in the right direction?

Thank you, I appreciate your time!

Bill Gill
President/CEO
Gill Environmental, LLC

13796 N. 93rd Place
Scottsdale, AZ 85260
(480) 467-8132 Office/Cell
billgill@gillenvironmental.com

<http://www.gillenvironmental.com>



Phase I Environmental Site Assessment User Questionnaire

To be completed by the user of the Phase I ESA (typically property purchaser)

Site: **Residential Property and Farmland**
2055 and 2195 South Old Black Canyon Highway
Town of Dewey-Humboldt, Arizona 86327
Yavapai County Parcel No. 402-06-025K and 402-06-025V

Please complete the following questionnaire to the best of your knowledge and return the questionnaire to Steve Speyer by email at steve.speyer@speyerenvironmental.com.

Name of person completing questionnaire: DANIEL G. FIELD

Company Name: TOWN OF DEWEY-HUMBOLDT

Title: TOWN MANAGER Date: 05/03/2024

Relationship to Subject Property (i.e. purchaser, owner, lender, etc.):

PURCHASER/BUYER

Please answer the following questions to the best of your knowledge:

1. Are you aware of any environmental cleanup liens against the Subject Property that are filed or recorded under federal, tribal, state or local law?

Yes No Unknown

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the Subject Property and/or have been filed or recorded in a registry under federal, tribal, state or local laws?

Yes No Unknown

3. As the user of this ESA do you have specialized knowledge or experience related to the Subject Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Subject Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes No Unknown

4. Does the purchase price or loan amount for this Subject Property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Subject Property?

Yes No Unknown

5. Are you aware of commonly known or reasonably ascertainable information about the Subject Property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the User:

- a. Do you know of past uses of the Subject Property?

Yes No Unknown

- b. Do you know of specific chemicals that are present or once were present at the Subject Property?

Yes No Unknown

- c. Do you know of spills or other chemical releases that have taken place at the Subject Property?

Yes No Unknown

- d. Do you know of any environmental cleanups that have taken place at the Subject Property?

Yes No Unknown

6. As the user of this ESA, based on your knowledge and experience related to the Subject Property are there any obvious indicators that point to the presence or likely presence of contamination at the Subject Property?

Yes No Unknown

For any "Yes" responses, please list the question number and provide any additional information available on the following page. Please attach additional pages as needed.

RE: Phase 1 ESA | Two Parcels as Described

Dan Field <DanField@dhaz.gov>

Wed 5/15/2024 1:31 PM

To:billgill gillenvironmental.com <billgill@gillenvironmental.com>

Bill:

I did a search of the Town's shared documents and found nothing of an environmental nature. The only old documents in my files are in 2010 and relate to access matters because a portion of the Old Black Canyon Highway lies across those parcels.

In addition, I questioned each of my employees about whether they are aware of any incident involving the Wood parcels. I asked three of them and none of them nor myself know of any issue. One of the individuals is the Public Works Supervisor who lived off and on in D-H for over 30 years and he doesn't know of any matters affecting the properties.

Dan Field
Town Manager



Arizona's Country Town
Town of Dewey-Humboldt
2735 S. Hwy 69; PO Box 69
Humboldt, AZ 86329
Phone 928-632-7362 • Fax 928-632-7365
danfield@dhaz.gov

Records Request

Teresa Fast <tfast@cazfire.gov>

Thu 5/16/2024 1:50 PM

To: billgill@gillenvironmental.com <billgill@gillenvironmental.com>

Dear Bill,

We received your environmental records request and found no records responsive to the information provided.

Sincerely,

Teresa Fast

Administrative Specialist

Central Arizona Fire & Medical Authority

8603 E. Eastridge Dr.

Prescott Valley AZ 86314

PH: 928-772-7711 x3513

Fax: 928-772-8800

tfast@cazfire.gov

Office Hours: Mon - Thur 7:00a to 5:00p, Closed on Fridays



To avoid inadvertent creation of a quorum and/or a serial meeting issue and to avoid liability for a potential violation of open meeting law, do not respond to all or forward to all fire board members from this email, and do not share opinions or discuss the substance of this matter with other fire board members by response to this email.

This communication may contain confidential and/or proprietary information and may not be disclosed to anyone other than the intended addressee. Any other disclosure is strictly prohibited by law. If you are not the intended addressee, you have received this

communication in error. Please notify the sender immediately and destroy the communication including all content and any attachments.

Thank you.

Steve Speyer

From: Steve Speyer
Sent: Monday, May 20, 2024 11:38 AM
To: Steve Speyer
Subject: King Woolsey Ranch Ruins, Dewey-Humboldt, AZ

From: Plummer, Shannon D - (splummer) <splummer@arizona.edu>
Sent: Monday, May 20, 2024 11:35:32 AM
To: billgill gillenvironmental.com <billgill@gillenvironmental.com>; Mary-Ellen Walsh <mwalsh@azstateparks.gov>
Subject: RE: King Woolsey Ranch Ruins, Dewey-Humboldt, AZ

Good morning, Bill,
My apologies on the delayed response. I've been dealing with a family emergency and being sick, so I'm a little behind on my emails.

The Arizona Antiquities Act (AAA) doesn't require archaeological sites remain untouched, rather, it outlines a set of procedures to be followed to document as much of a site as is appropriate in the event that ground-disturbing activities will impact the site. In the case of this property, while under private ownership there are no survey/documentation/excavation requirements because the AAA only applies to city-, county-, and state-owned lands. FYI - the only state law that regarding cultural resources on private land is ARS § 41-865, which protects human remains and funerary objects only.

When the site becomes the property of the city, it will be subject to AAA compliance and the location would need to be formally surveyed by a professional archaeologist prior to the initiation of any ground-disturbing activities. The survey would include the recordation of any prehistoric or historic sites. The results of the survey will then determine whether additional archaeological work should occur before the ground disturbance occurs. Upon completion of the appropriate level of archaeological research and approval of that research by ASM (and SHPO if federal funding is involved), the city may do with the property as they wish as far as AAA compliance is concerned.

That all being said, if the structure is currently in use and modifications are being planned, it is not considered an archaeological site under ASM's site definition policy and thus the AAA will not apply. Only abandoned structures are considered sites.

Please let me know if you have any additional questions.

Thanks,
Shannon

Shannon Plummer, M.A., R.P.A.
Arizona Antiquities Act Administrator
Office | ASM South Rm 310 | (520) 621-4795 | splummer@arizona.edu

Arizona State Museum | The University of Arizona
1013 E. University Blvd | PO Box 210026
Tucson, Arizona 85721-0026
www.statemuseum.arizona.edu

NOTICE TO SISTER INSTITUTIONS, RESEARCHERS, AND STUDENTS: We are preparing for major infrastructure upgrades to our 100-year-old north building to occur over the course of the next few years. The disruptions will, at different times, either impede or completely prevent our ability to provide access to the collections (loan requests, research requests, tour requests). We welcome your inquiries and will happily consider each one on a case-by-case basis, but please be advised that we may not be as accessible as we

would like to be. We apologize in advance for any denials we may have to issue. Many thanks for your understanding. (This notice does not apply to **Archaeological Records Office appointments**, which will still be available during this time.)

From: billgill gillenvironmental.com <billgill@gillenvironmental.com>

Sent: Thursday, May 16, 2024 7:05 PM

To: Mary-Ellen Walsh <mwalsh@azstateparks.gov>; Plummer, Shannon D - (splummer) <splummer@arizona.edu>

Subject: [EXT]Re: King Woolsey Ranch Ruins, Dewey-Humboldt, AZ

External Email

Hello Mary-Ellen and Shannon,

Thank you for your response, Mary-Ellen. As far as we know, there is no federal involvement or funding for this NHRP site, nor has there ever been in the past.

We have no idea what the Town of Dewey-Humboldt's plans are for the NHRP site but I would like to be able to advise them properly. We look forward to hearing more about the requirements of the Arizona Antiquities Act.

Thank you,

Bill Gill
President/CEO
Gill Environmental, LLC

13796 N. 93rd Place
Scottsdale, AZ 85260
(480) 467-8132 Office/Cell
billgill@gillenvironmental.com

<http://www.gillenvironmental.com>

From: Mary-Ellen Walsh <mwalsh@azstateparks.gov>

Sent: Friday, May 10, 2024 2:19 PM

To: billgill gillenvironmental.com <billgill@gillenvironmental.com>; Plummer, Shannon D - (splummer) <splummer@arizona.edu>

Subject: Re: King Woolsey Ranch Ruins, Dewey-Humboldt, AZ

Mr. Gill:

In the absence of any federal or state nexus (such as funding for its demolition/removal), the Town is not obligated to retain / save the site just because it is listed to the NRHP, and assuming there is no conservation easement. No consultation with our office would be necessary in the absence of something (e.g., funding) that triggers Section 106 of the National Historic Preservation Act or with the State Historic Preservation Act. HOWEVER, once the property is in the City's hands, it is subject to the Arizona Antiquities Act, which is administered by the Arizona State Museum (ASM). I've copied Shannon Plummer from the ASM on this email so she can address this more fully.

Best,

Mary-Ellen Walsh, M.A.

Cultural Resources Program Manager

State Historic Preservation Office

A Division of Arizona State Parks & Trails

Please use azshpo@azstateparks.gov for all consultation!

1110 West Washington Street, Suite 100

Phoenix, AZ 85007-2957

Phone: 602-542-7120

Cell: 480-202-8914

Email: mwalsh@azstateparks.gov

Web: <http://AZStateParks.com/SHPO>

On Fri, May 10, 2024 at 8:59 AM AZSHPO - AZPARKS <azshpo@azstateparks.gov> wrote:

SHPO-2024-0440 (174867) - Pre-Consultation inquiry - Not sure who you would to have respond since we don't know funding source or plans beyond aquisition for public space, but contains NRHP listed ruins...But we should definitely track the response.

----- Forwarded message -----

From: **billgill** billgill@gillenvironmental.com <billgill@gillenvironmental.com>

Date: Thu, May 9, 2024 at 3:17 PM

Subject: King Woolsey Ranch Ruins, Dewey-Humboldt, AZ
To: azshpo@azstateparks.gov <azshpo@azstateparks.gov>

Good afternoon,

I am working on a Phase I Environmental Site Assessment (ESA) for the Town of Dewey-Humboldt.

The Subject Property for the ESA is two Yavapai County Parcels with one of the parcels containing a house, farm buildings, farm land, and the stacked stone ruins of a ranch house built by King S. Woolsey in 1863-1864. The ruins of Woolsey's ranch are listed in the National Register of Historic Places.

The Subject Property address is 2055 South Old Black Canyon Highway, Dewey-Humboldt, AZ 86327. The Yavapai County Parcel number is 402-06-025K.

The property is currently privately owned and the Town of Dewey-Humboldt is planning on buying the property to use as a public area. The Town is aware of the Woolsey Ranch ruins and the fact that it is listed in the National Register of Historic Places.

I would like to know exactly what the requirements and/or restrictions are for the land owner as regards the ranch ruins so that I can properly advise my client, the Town of Dewey-Humboldt. For example, will the Town be required to preserve the ruins? Is the Town restricted from destroying or redeveloping the ruins?

The following is a link to the Wikipedia page about King S. Woolsey which mentions the ranch and I will also attach a current photograph from my recent Subject Property inspection.

https://en.wikipedia.org/wiki/King_Woolsey



[King Woolsey - Wikipedia](https://en.wikipedia.org/wiki/King_Woolsey)

en.wikipedia.org

Thank you,

Bill Gill
President/CEO
Gill Environmental, LLC

13796 N. 93rd Place
Scottsdale, AZ 85260
(480) 467-8132 Office/Cell
billgill@gillenvironmental.com

<http://www.gillenvironmental.com>

**APPENDIX C
ADWR WELL RECORDS [WELL NO. 55-532095]**



Arizona Department of Water Resources
 Water Management Support Section
 P.O. Box 36020 Phoenix, Arizona 85067-6020
 (602) 771-8527 • www.azwater.gov

Request to Change Well Information

- Review instructions prior to completing form in back or blue ink.
- You must include with your Notice:
 - check or money order for any required fee(s)
- Authority for fee: A.R.S. § 45-113 and A.A.C. R12-15-104

JUN 10 2013

FILE NUMBER
WELL REGISTRATION NUMBER
55 - 532095

SECTION 1. REGISTRY INFORMATION

Well Owner		Location of Well					
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL JOHN F. BAGBY as Trustee and WILLIAM C. BAGBY as Trustee		WELL LOCATION ADDRESS (IF ANY) 2055 S. OLD BLACK CANYON HIGHWAY, DEWEY-HUMBOLDT, AZ 86327					
MAILING ADDRESS 1445 Rancho Encinitas Dr.		TOWNSHIP (N/S) 13N	RANGE (E/W) 1E	SECTION 14	160 ACRE NW ¼	40 ACRE NE ¼	10 ACRE NW ¼
CITY / STATE / ZIP CODE Encinitas CA 92024		LATITUDE		LONGITUDE			
CONTACT PERSON NAME AND TITLE		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
TELEPHONE NUMBER		FAX		METHOD OF LATITUDE/LONGITUDE (CHECK ONE)			
				<input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Conventional Survey <input type="checkbox"/> *GPS: Hand-Held <input type="checkbox"/> *GPS: Survey-Grade			
		*IF GPS WAS USED, GEOGRAPHIC COORDINATE DATUM (CHECK ONE)					
				<input type="checkbox"/> NAD-83 <input type="checkbox"/> Other (please specify):			
		COUNTY ASSESSOR'S PARCEL ID NUMBER			COUNTY WHERE WELL IS LOCATED		
		BOOK 402	MAP 06	PARCEL 025K	Yavapai		

Type of Request (CHECK ONE)

- Change of Well Drilling Contractor (Fill out Section 2)
 Change of Well Ownership (Fill out Section 3)
 Change of Well Information (location, use, etc.) (Fill out Section 4)

SECTION 2. REQUEST TO CHANGE WELL DRILLING CONTRACTOR

FEE \$120 per Well

- If drilling or abandoning a well, the Department must receive this request and issue authorization to the new drilling firm prior to the commencement of well drilling or abandonment.

Current Well Drilling Contractor		New Well Drilling Contractor	
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL		FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL	
DWR LICENSE NUMBER		DWR LICENSE NUMBER	ROC LICENSE CATEGORY
TELEPHONE NUMBER	FAX	TELEPHONE NUMBER	FAX

SECTION 3. STATEMENT OF CHANGE OF WELL OWNERSHIP

FEE \$30 per Well

Previous Well Owner		New Well Owner	
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL JOHN F. BAGBY as Trustee and WILLIAM C. BAGBY as Trustee		FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL SHADE TREE ENTERPRISES LLC.,	
MAILING ADDRESS 1443 Rancho Encinitas Dr.		MAILING ADDRESS 6827 S. 221st Ave	
CITY / STATE / ZIP CODE Encinitas CA 92024		CITY / STATE / ZIP CODE Buckeye AZ 85326	
CONTACT PERSON NAME AND TITLE		CONTACT PERSON NAME AND TITLE	
TELEPHONE NUMBER	FAX	TELEPHONE NUMBER	FAX

SECTION 4. CHANGE OF WELL INFORMATION (No Fee Required)

NOTE: Applies only to wells that have already been drilled. For proposed wells, an amended Notice of Intent to Drill a Well must be filed.
 EXPLAIN

SECTION 5. OPTIONAL BY PROPERTY OWNER AND WELL OWNER ONLY

- By checking this box, I hereby provide ADWR permission to enter the property for the purpose of taking water level measurements at this well. (See instructions.)

SECTION 6. WELL OWNER SIGNATURE

I HEREBY CERTIFY that the above statements are true to the best of my knowledge and belief.

TYPE OR PRINT NAME AND TITLE	SIGNATURE OF WELL OWNER	DATE
	<i>[Signature]</i>	6/1/13

Arizona Department of Water Resources

3550 N Central Ave.
Phoenix AZ 85012

Customer:

PIONEER TITLE AGENCY, INC
7120 E PAV WAY, SUITE 103
PRESCOTT VALLEY, AZ 86314

Receipt #: 13-28430
Office: MAIN OFFICE
Receipt Date: 06/11/2013
Sale Type: IN_PERSON
Cashier: WRSAM

Item No.	Index	AOBJ	Description	Ref ID	Qty	Unit Price	Ext Price
81213	15239	4439-TT	Change of Ownership/Change of Well Information/Well Assignment	532095	1	30.00	30.00
RECEIPT TOTAL:							30.00

Payment type: CHECK

Amount Paid: \$30.00

Payment Received Date: 06/11/2013

Check # 3016646

Notes: FROM TTA. total amount of check is \$530.00. payment for change of well ownership and irrigation grandfathered right.



Arizona Department of Water Resources
 Water Management Support Section
 P.O. Box 458 • Phoenix, Arizona 85001-0458
 (602) 771-8500 • (800) 352-8488
 www.azwater.gov

Request to Change Well Information

RECEIVED

AU3114 BAA

APR 17 2008

FILE NUMBER

WELL REGISTRATION NUMBER

55-532095

- Review instructions prior to completing form in black or blue ink.
 - You must include with your Notice:
 - check or money order for any required fee(s)
 - Authority for fee: A.A.C. R12-15-151(B)(4)(a), A.R.S. § 45-113(B)
- ** PLEASE PRINT CLEARLY ****

INFO MGMT

SECTION 1. REGISTRY INFORMATION

Well Owner		Location of Well					
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL		WELL LOCATION ADDRESS (IF ANY)					
CHARLES F. & FAY G. BAGBY TRUST		2055 Old Black Canyon Hwy, Dacey-Humboldt, AZ					
MAILING ADDRESS		TOWNSHIP (N/S)	RANGE (E/W)	SECTION	160 ACRE	40 ACRE	10 ACRE
1443 Rancho Encinitas Drive		13N	1E	14	NW 1/4	NE 1/4	NE 1/4
CITY / STATE / ZIP CODE		LATITUDE		LONGITUDE			
Encinitas / California / 92024		34° 30' 45.5" N		-112° 13' 49.1" W			
CONTACT PERSON NAME AND TITLE		METHOD OF LATITUDE/LONGITUDE (CHECK ONE)					
John Bagby		<input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Conventional Survey <input checked="" type="checkbox"/> GPS: Hand-Held <input type="checkbox"/> GPS: Survey-Grade <small>*IF GPS WAS USED, GEOGRAPHIC COORDINATE DATUM (CHECK ONE)</small>					
TELEPHONE NUMBER	FAX	<input type="checkbox"/> NAD-83 <input type="checkbox"/> Other (please specify):				COUNTY WHERE WELL IS LOCATED	
858 756 1861	760 436 8799	NAD27 / ZONE 12				YAVAPAI	
		BOOK	MAP	PARCEL			
		402	06	025K			

Type of Request (CHECK ONE)

Change of Well Drilling Contractor (Fill out Section 2)
 Change of Well Ownership (Fill out Section 3)
 Change of Well Information (location, use, etc.) (Fill out Section 4)

SECTION 2. REQUEST TO CHANGE WELL DRILLING CONTRACTOR (\$10 Fee Required) **\$10 FEE**

If drilling or abandoning a well, the Department must receive this request and issue authorization to the new drilling firm prior to the commencement of well drilling or abandonment.

Current Well Drilling Contractor		New Well Drilling Contractor	
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL		FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL	
DWR LICENSE NUMBER		DWR LICENSE NUMBER	ROC LICENSE CATEGORY
TELEPHONE NUMBER		TELEPHONE NUMBER	FAX

SECTION 3. STATEMENT OF CHANGE OF WELL OWNERSHIP (\$10 Fee Required) **\$10 FEE**

If this change pertains to more than one well and the names are the same, only one \$10 fee is required.

Previous Well Owner		New Well Owner	
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL		FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL	
CHARLES F & FAY G BAGBY		CHARLES F & FAY G BAGBY REV TRUST	
MAILING ADDRESS		MAILING ADDRESS	
222 Vista Drive		1443 Rancho Encinitas Drive	
CITY / STATE / ZIP CODE		CITY / STATE / ZIP CODE	
Prescott / Arizona / 86303		Encinitas / California / 92024	
CONTACT PERSON NAME AND TITLE		CONTACT PERSON NAME AND TITLE	
John Bagby		John Bagby	
TELEPHONE NUMBER	FAX	TELEPHONE NUMBER	FAX
858 756 1861	760 436 8799	858 756 1861	760 436 8799

SECTION 4. CHANGE OF WELL INFORMATION (No Fee Required) **NO FEE**

NOTE: Applies only to wells that have already been drilled. For proposed wells, an amended Notice of Intent to Drill a Well must be filed.

EXPLAIN well: give as A(13-1) 14 B4B. It is in fact in A(13-1) 14 B4A

I HEREBY CERTIFY that the above statements are true to the best of my knowledge and belief.

TYPE OR PRINT NAME AND TITLE	SIGNATURE OF WELL OWNER	DATE
JOHN F. BAGBY, Trustee	<i>John Bagby</i>	14 APR 2008

Arizona Department of Water Resources

3550 N Central Ave
Phoenix AZ 85012

FAY G BAGBY ESTATE

Date: 4/17/2008

Cashier: WRPAB

222 VISTA DRIVE

Type: Mail

PRESCOTT,AZ

86303

928-445-6933

DCS/INV#	DESCRIPTION	ATTR	SIZE	QTY	PRICE	EXT PRICE
F 78	4439-12 CHANGE OF WELL OWNERSHIP	15238		1	10.00	10.00
			1 Unit(s)		Subtotal:	10.00
					RECEIPT TOTAL:	10.00
					Tendered:	10.00

Check #: 10.00 # 1007

55-532095

RECEIVED
APR 17 2008
WATER MGMT

DATA ENTRY WORKSHEET

To: Ursula From: Sylvia Date 7/3/91
Add Change Cancel

File No: A(13-1)14 hab Registration No. 55-532095

Name: Suzanne McCaine C/O

Address Box 430 Dewey, Az 86324

AMA B Subbasin 02 Watershed 06

Well Type: N County 13

Owner P Water Use A

Well Use W Date Issued 7-2-91

Driller No. 414 Planned Pump Capacity 150 GPM

Log I CRT I PO Number T532095

IPO Status

Place of use + + + Sec. Township Range
+ + + Sec. Township Range

Comments

Return to ✓ file

RECORDED
MICROFILMED

ARIZONA DEPARTMENT OF WATER RESOURCES
15 South 15th Avenue
Phoenix, Arizona 85007

APPLICATION FOR A PERMIT TO DRILL OR OPERATE A NON-EXEMPT, NON-SERVICE AREA WELL WITHIN AN ACTIVE MANAGEMENT AREA, PURSUANT TO A.R.S. §45-599

INSTRUCTIONS:

- This application should be used to obtain a permit to:
 - Drill a non-exempt well in conjunction with a General Industrial Use Application, Groundwater Withdrawal Permit or a Certificate of Grandfathered Right
 - Convert (enlarge) an existing well to a non-exempt use
- CITIES, TOWNS, PRIVATE WATER COMPANIES OR IRRIGATION DISTRICTS WISHING TO DRILL OR OPERATE A SERVICE AREA WELL SHOULD USE DWR FORM 55-64-8/88 (Rev.).
- Complete all appropriate items on this application, sign in the appropriate place and mail to the Department of Water Resources at 15 South 15th Avenue, Phoenix, Arizona 85007.
- Application fee is \$20.00. The permit fee is \$30.00. You may submit both checks at the time of filing of the application.
- If multiple wells are involved or if the proposed design pump capacity is in excess of 500 gallons per minute, the applicant must attach a hydrological study which delineates projected declines in water levels due to the operation of the proposed well or wells as required by Department Rule R12-15-830.

Applicant SWAYZE McCRAINE JR.
Address Box 430
DEWEY, AZ 86327
Contact Person SWAYZE McCRAINE JR.
Telephone (602) 632-9709
Land Owner SWAYZE McCRAINE JR.
Address Box 430
DEWEY, AZ 86327
Telephone (602) 632-9709

FOR DEPARTMENT USE ONLY

Application No.	_____
Registration No.	<u>55-532095</u>
File No.	<u>A(13-1)14 bab</u>
Date Received	<u>5-23-91</u>
AMA	<u>Prescott</u>
W/S	<u>06</u>
S/B	<u>02</u>

- Applicant is: Owner Lessee
- Proposed well is: New well
 Conversion (enlargement) of existing well
 Replacement well in a new location
- Claim of entitlement to withdraw groundwater is based upon:
 Certificate of Grandfathered Right No. 58-101303.0001
 Groundwater Withdrawal Permit No. _____
 Application for General Industrial Use No. _____
- The principal use(s) of groundwater will be (be specific) IRRIGATION
- Well location: NW 1/4 NE 1/4 NW 1/4, Section 14, Township 13 N/S, Range 1 E/W
- County: YAVAPAI Design pump capacity: 150 GPM
Depth 200 feet Diameter 8 inches Type of casing: stbc / and PVC
- Proposed annual volume of water 28.4 acre feet.
- Well is located in the UPPER AGUA FRIA subbasin of the PRESCOTT Active Management Area.

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RECEIVED
MAY 23 1991
OPERATIONS DIV.

DEPARTMENT OF WATER RESOURCES

1316 IRON SPRINGS ROAD
PRESCOTT, ARIZONA 86301

PHONE: (602)778-7202

MEMO

TO: Ellen Kane
THRU: Richard Gessner
FROM: Phil Foster *PK*
DATE: May 22, 1991
SUBJECT: Partial conveyance of Irrigation Grandfathered Right
No. 58-101303.0000 to 58-101313.0001.

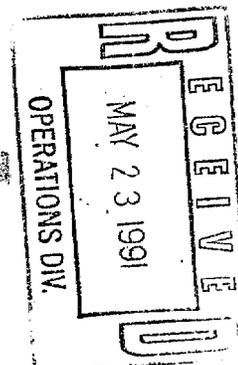
Attached is the necessary documentation for the partial conveyance of the above referenced Irrigation Grandfathered Right. The original right is being split and sold to two new owners. This conveyance deals with the conveyance of 6.9 irrigation acres to Swayze E. McCraine Jr. and Kathy G. McCraine.

Included in this packet are:

1. \$20.00 conveyance fee
2. Copy of the recorded deed
3. Tracking sheet
4. Data Entry Worksheet
5. Notice of Irrigation Water Duty and Maximum Annual Groundwater Allotment
6. Certificate of Irrigation Grandfathered Right with attachment "A".

I discussed with the new owner the need to obtain the original certificate. He explained that it has been lost or misplaced and cannot be obtained.

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Grandfather right #: 58-101303.0001
 Application Number: 55-532095
 Location: A(13-1)14 bab

WELL SPACING REVIEW SHEET
 (Distance Drawdown Analysis)

Applicant: Swayze McCraime Jr.

Well Location: TWP 13N, RGE 1E,

SEC 14, NW $\frac{1}{4}$, NE $\frac{1}{4}$, NW $\frac{1}{4}$

Depth of Well (ft): 200

Diameter (in): 8

Pumping Rate (gpm): 18 gpm @ 28.4 ac-ft/yr

Proposed Existing

Estimated Transmissivity (gpd/ft): ~2,000

Estimated Specific Yield (%): 5%

Regional Decline Rate

Rate (ft/yr): ~0.3 ft/yr

Period: 1956-1978

Source of Data: AGWSI water levels

Analyzed By: J. Troisi

Date: 6/18/91

Data Source: } Shamrock Water Co.
 Wells and applicat-
 Data Source: } 55-517945 review.

DRAWDOWN CAUSED BY PUMPED WELLS
 AFTER FIVE YEARS

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Drawdown in Feet	Distance in Feet
<u>10 feet</u>	<u>37 feet</u>
<u>25 feet</u>	<u>none</u>
<u>17.5 feet</u>	<u>@ well site</u>

Remarks: _____

JUN 20 1991

Analyzed by: J. Troisi Checked by: L. Modesto Date: 6/20/91

Attachments: Maps _____, Graphs _____, Other calculations

FILE # 55-532095

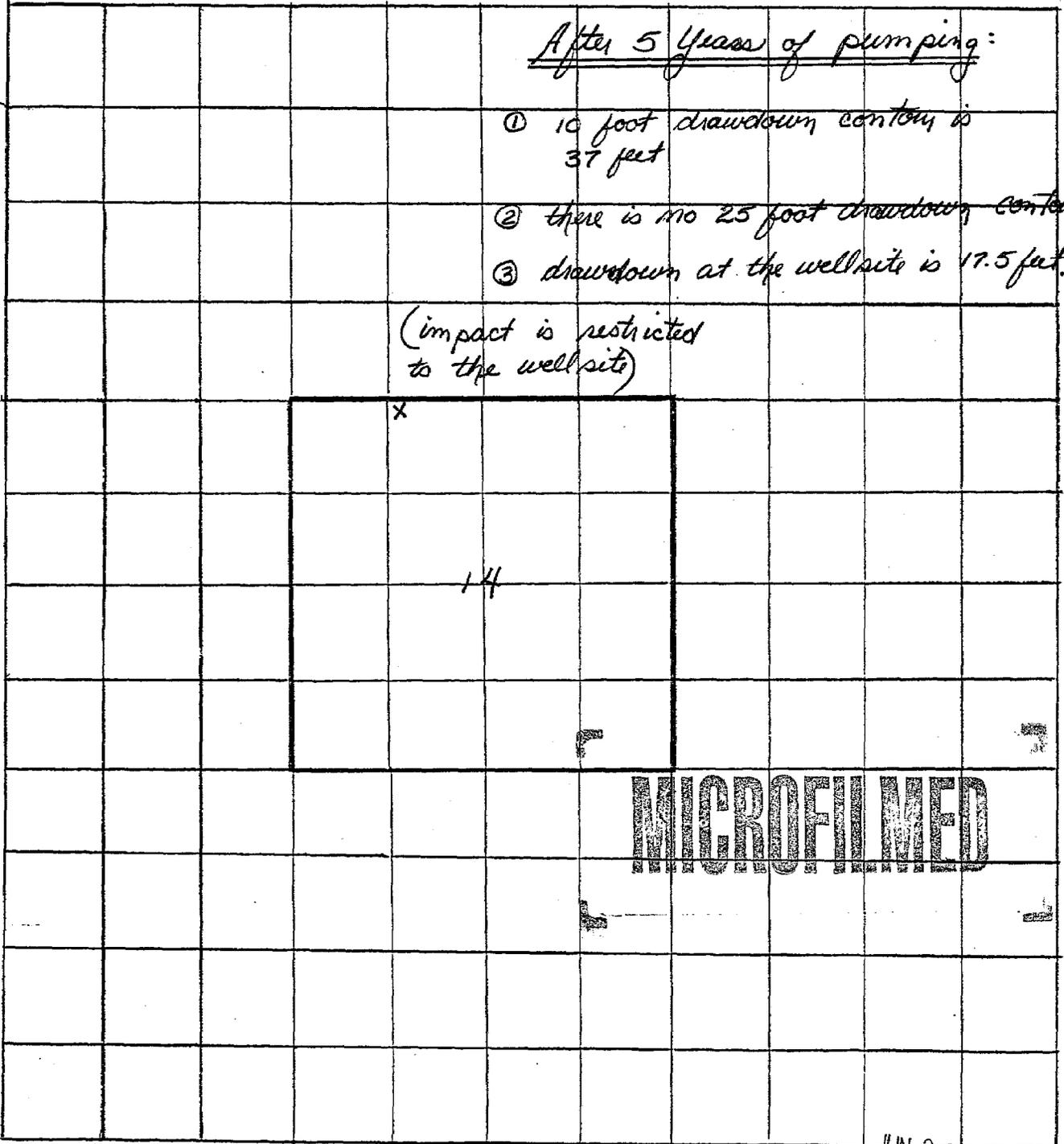
Survey Mc Ginnis Jr

SEC. 14

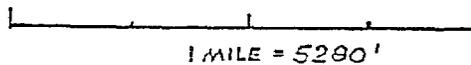


TWP 13N

RGE 1E



SCALE 1:24,000



1 MILE = 5280'

JUN 20 1991

DISTANCE-DRAWDOWN (WELL SPACING) ANALYSIS

Application No. 55- 532095 Well Location A (13 - 1) 14

Applicant Swayne McCraine Jr.

Theis Non-Equilibrium Equation

$$s = \frac{114.6 Q W(u)}{T} \text{ or } W(u) = \frac{sT}{114.6Q}$$

$$u = \frac{1.87 r^2 Sy}{Tt} \text{ or } r = \sqrt{\frac{Tut}{1.87 Sy}}$$

where:

- s = drawdown, ft
- r = radius from pumping well, ft
- t = time, days
- Q = well discharge, gpm
- T = transmissivity, gpd/ft
- Sy = specific yield, %
- u, W(u) = argument, well function

A. Find the ten foot drawdown contour after 5 years of pumping proposed well:

Assume:

- t = 1825 days (5 years)
- s = 10 feet
- Q = 18 gpm
- T = 2000 gpd/ft
- Sy = 0.05

$$W(u) = \frac{10 (2000)}{114.6 (18)} = 9.6956$$

$$u = 3.5 \times 10^{-5}$$

$$r = \sqrt{\frac{2000 (3.5 \times 10^{-5}) (1825)}{1.87 (0.05)}} = 37 \text{ feet}$$

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JUN 20 1991

- B. Find the 25 foot drawdown contour after 5 years of pumping proposed well:

Assume:

$$\begin{aligned} t &= 1825 \text{ days (5 years)} \\ s &= 25 \text{ feet} \\ Q &= 18 \text{ gpm} \\ T &= 2000 \text{ gpd/ft} \\ S_y &= 0.05 \end{aligned}$$

$$W(u) = \frac{25 (2000)}{114.6 (18)} = 24.2389$$

$$u = 1.7 \times 10^{-11}$$

$$r = \sqrt{\frac{(2000)(1.7 \times 10^{-11})(1825)}{1.87(0.05)}} = 0.03 \text{ ft} \rightarrow \text{negligible}$$

- C. Find drawdown at well site:

Assume:

same as above, however,

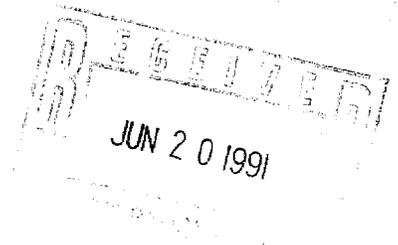
$r = 1$ foot
 s is unknown

$$u = \frac{1.87 (1^2) 0.05}{1825 (2000)} = 2.5 \times 10^{-8}$$

$$W(u) = 16.9272$$

$$s = \frac{114.6 (18) (16.9272)}{2000} = 17.5 \text{ feet}$$

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Certificate Of Grandfathered Groundwater Right

COUNTY OF YAVAPAI

STATE OF ARIZONA DEPARTMENT OF WATER RESOURCES



*This is to certify that pursuant to the provisions of
Title 45, Chapter 2, Arizona Revised Statutes*

SWAYZE E. McCRAINE JR. AND KATHY G. McCRAINE
BOX 430
DEWEY, AZ. 86327

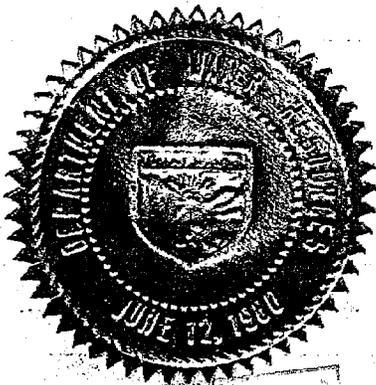
is granted
IRRIGATION GRANDFATHERED RIGHTS
in the
PRESCOTT ACTIVE MANAGEMENT AREA

*for 6.9 irrigation acres of land. The rights are appurtenant to and groundwater may be used only on the irrigation acres
of land described as follows:*

Portions of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 14, Township 13 North,
Range 1 East of the Gila and Salt River Base and Meridian
as shown on Exhibit "A" attached hereto and made a part
hereof by reference.

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*The use of groundwater on the above described land shall be for irrigation purposes in accordance with the laws of the State
of Arizona and restrictions placed on use by the Director of the Department of Water Resources pursuant to Title 45, Chapter 2,
Arizona Revised Statutes.*



CERTIFICATE NO. 58-101303.0001

is granted this 24th day of May, 1991

ARIZONA DEPARTMENT OF WATER RESOURCES

Elizabeth Ann Riebe
Director

*The Department of Water Resources must be notified if the above named person(s) changes his address or conveys ownership of the right to another person(s)
or wishes to convert the right to a non-irrigation grandfathered right associated with retired irrigated land.*

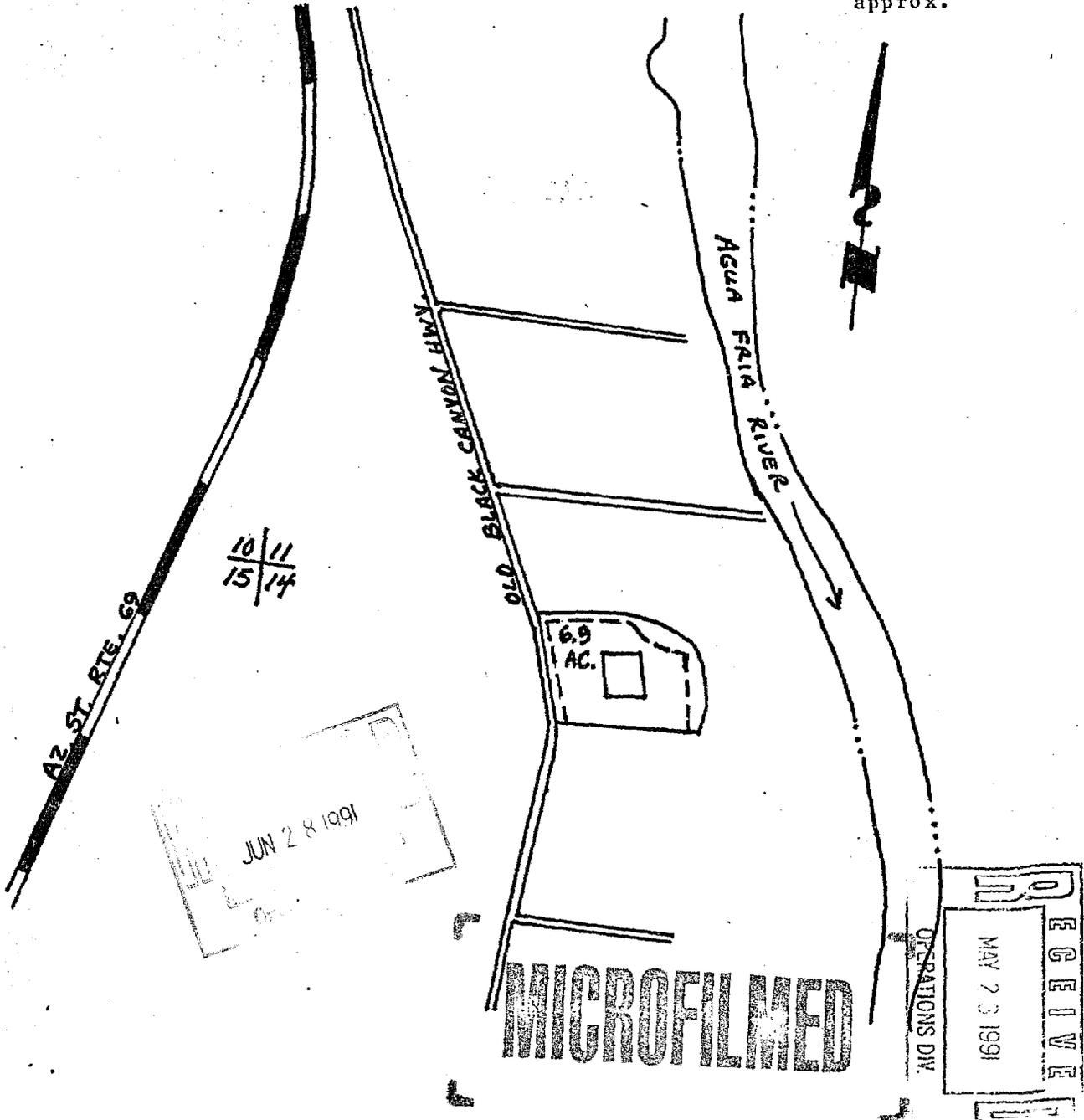
JUN 28 1991

NAME Swayze E. McCraine Jr. and Kathy G. McCraine CERTIFICATE NO. 58 -101.03.0001

SEC 14 TWP 13 N RNG 1 E MAP SOURCE 174-28A SE 6-4-78

IRRIGATION ACRES CERTIFIED 6.9 DATE May 21, 1991 SCALE 1"=660'

approx.



ARIZONA DEPARTMENT OF WATER RESOURCES

15 South 15th Avenue, Phoenix, Arizona 85007
Telephone (602) 542-1553
Fax (602) 256-0506



FIFE SYMINGTON
Governor

ELIZABETH ANN RIEKE
Director

July 2, 1991

Swayze McCraine Jr.
Box 430
Dewey, AZ 86327

RE: Permit No. 55-532095(T)
A(13-1)14 bab

Dear Mr. McCraine:

Enclosed for your records is your permit. Your driller has been mailed a Well Drilling Report form. The Drilling Card has been mailed to the Prescott Active Management Area office. The Drilling Card will be released to the authorized driller after site verification. You may not proceed to drill the well until the site verification has been completed as described later in this letter.

If you decide to change the location of the proposed well, you should obtain the written permission of the Department of Water Resources before proceeding with the drilling. A properly signed and amended permit must be in your possession or the drillers before drilling may begin at a location different from the one originally authorized.

The authority to drill this well is granted on the condition that all applicable provisions of the Groundwater Code be met. Additionally, it is granted with the following special condition:

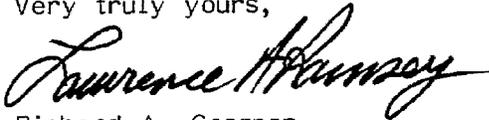
Before drilling of the well begins, a representative of the Department of Water Resources must be shown, on-site, the location of the well. To help ensure the accuracy of the location, the well owner or a designated representative of the driller must first come into one of our offices and spot the actual well location on an aerial photograph. Only then may field verification be undertaken, after which drilling may begin. To make the spotting, you are required to visit one of our offices at least 96 hours in advance of the time you intend to begin drilling. If you wish to prearrange for these actions, you may contact the Prescott Active Management Area office at (602) 778-7202.

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A.R.S. §45-600 requires the registered well owner to submit a Completion Report within 30 days after the installation of pumping equipment. It also requires the driller to furnish this Department a complete and accurate log of the well within 30 days after completion of drilling. You should ensure that both of these reports are filed by the applicable deadline.

For your future use, a Change of Well Information form is also enclosed. Under A.R.S. §45-593, the person to whom a well is registered must notify this Department of change in ownership of the well and must furnish the Department any information pertaining to the physical characteristics of the well necessary to keep the well permit file current and accurate. The permit itself may be conveyed only in accordance with A.R.S. §45-520.

Very truly yours,



For: Richard A. Gessner
Chief, Operations Division

RAG:sv

Enclosures

cc: Prescottt AMA

MICROFILMED

ARIZONA DEPARTMENT OF WATER RESOURCES

P E R M I T

PERMIT NO. 55-532095(T)

STATE OF ARIZONA)
) ss.
County of Maricopa)

Approval is herein granted, pursuant to A.R.S. §45-598 and 45-599, for the Permittee to construct and/or operate a conversion (enlargement) of an existing well, a new well or a replacement well in a new location. This approval is expressly limited to the specific location, pumping requirements and use of groundwater as set forth below. If the Permittee wishes the Department to review the imposition of any of these conditions, he may ask for such a review within fifteen (15) days of receipt of this permit. Such a request must be made prior to the commencement of drilling. The well authorized by this permit shall be drilled and constructed in accordance with applicable statutes and Department regulations.

Permittee: Swayze McCraine Jr. Box 430 Dewey, AZ 86327

Registration No. 55-532095 File No. A(13-1)14 bab

Well location: Township 13 North, Range 1 East, Section 14, NW¼, NE¼, NW¼

Depth: 200 feet Diameter: 8 inches Type of casing: steel/PVC

Pumping conditions:

Maximum pumping capacity: 150 gallons per minute

Other: Limited to an annual volume of 28.4 acre feet

Groundwater from the permitted well may only be used on the following lands:

As authorized by Grandfathered Right No. 58-101303.0001

Authorized use of groundwater:

As authorized by Grandfathered Right No. 58-101303.0001

If the Permitted well is not completed on or before July 2, 1992, the Permittee will be required to file a new application, and secure a new permit before proceeding with construction.

Witness my hand seal of office this 3rd day of July, 1991.



Herb Dishlip
Herb Dishlip
Deputy Director

MICROFILMED

PERMIT NO. 59-
REGISTRATION NO.

55-532095(T)

DEPARTMENT OF WATER RESOURCES
15 SOUTH 15TH AVENUE
PHOENIX, AZ 85007

NONEXEMPT WELL
IN AMA

THIS DRILLING CARD SHALL BE POSTED ON THE WELL RIG DURING ALL DRILLING OPERATIONS

AUTHORIZED DRILLER Ray Stephenson Well Drilling LICENSE NO. 414

APPLICATION FOR A PERMIT TO CONSTRUCT A NEW WELL OR A REPLACEMENT WELL IN A NEW LOCATION IN THE Prescott ACTIVE MANAGEMENT AREA HAS BEEN FILED WITH THE DEPARTMENT BY:

Swayze McCraine Jr. | Box 430 | Dewey, AZ | 86327
NAME ADDRESS CITY STATE ZIP

THIS WELL TO BE LOCATED: TWP. 13 N. RGE. 1 E. SECTION: 14, NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$
COUNTY OF: Yavapai, ARIZONA.

THIS AUTHORIZATION TO DRILL THE ABOVE WELL EXPIRES ON July 2, 1992 MIDNIGHT.

AUTHORIZATION TO DRILL THIS WELL IS GRANTED UNDER THE PROVISIONS OF A.R.S. 45-598. AUTHORIZATION IS SPECIFICALLY GRANTED TO DRILL A NEW/REPLACEMENT WELL IN THE LOCATION INDICATED ABOVE AND IS LIMITED TO PERSONS ENTITLED TO WITHDRAW GROUNDWATER PURSUANT TO ARTICLE 5 OR 6 OF THE GROUNDWATER CODE.

PURSUANT TO A.R.S. 45-600, THE DRILLER SHALL FILE, ON THE PRESCRIBED DEPARTMENT FORM, A LOG OF THE WELL WITHIN 30 DAYS OF COMPLETION OF DRILLING

Laurence Ramsey
DEPUTY DIRECTOR
For:

DWR-55-59-12/89

- 10. Size of cuts _____ Number or cuts per foot _____
- 11. If screen was installed: Length _____ ft. Diam _____ in. Type _____
- 12. Method of construction _____
drilled, dug, driven, bored, jetted, etc
- 13. Date started _____
Month Day Year
- 14. Date completed _____
Month Day Year
- 15. Depth to water _____ ft. (If flowing well, so state)
- 16. Describe point from which depth measurements were made, and give sea-level elevation if available _____
- 17. If flowing well, state method of flow regulation: _____

18. Remarks: _____

DO NOT WRITE IN THIS SPACE OFFICE RECORD	
REG. No.	<u>55-532095</u>
File No.	<u>A(13-1)14 bab</u>
Entered	<u> </u> By <u> </u>

MICROFILMED

DWR-55-55-2/89

DIVISION CHIEF: Dick Gessner

AMA: Prescott

APPLICANT: Swayze McCraine Jr. Application No. 55-532095

for New Well

Date of Filing: 5-23-91

SUMMARY OF FACTS:

The applicant has filed an application to drill & operate a Non-Exempt well inside the Prescott AMA. Claim of entitlement is Grandfathered Right No. 58-101303.0001. The principal use is for irrigation. They intend to withdraw 28.4 acre feet per annum. Pumping 150 GPM. No well impact.

Partial Conveyance of mining grandfather right
ISSUES:

RECOMMENDATIONS:

Recommend approval for 28.4 acre feet

SUBMITTED BY

D. Gessner

DATE

7/1/91

IPR COMMITTEE COMMENTS:

IPR SPECIAL CONDITIONS:

RECOMMEND:

Approval

Denial

IPR CHAIRMAN:

Mark Frank

DATE: *7/1/91*

MICROFILMED

STATE OF ARIZONA
DEPARTMENT OF WATER RESOURCES
15 South 15th Avenue
Phoenix, Arizona 85007

WELL DRILLER REPORT

This report should be prepared by the driller in all detail and filed with the Department within 30 days following completion of the well.

- Owner Swayze McCraine Jr.
Box 430 ^{Name} Dewey, Az. 86327
_{Mailing Address}
- Driller Stephenson Well Drilling
521 Fredrick In. ^{Name} Prescott, Az. 86301
_{Mailing Address}
- Location of well: YAVAPAI T-13N R-1E S-14 NW NE NW
- Permit No. Reg. # Grandfathered right # 58-101303.0001
(If issued)

DESCRIPTION OF WELL

- Total depth of hole 150 ft.
- Type of casing Steel
- Diameter and length of casing 8 in. from 71 to 150, in from to .
- Method of sealing at reduction points
- Perforated from 50 to 150, from to , from to .
- Size of cuts 1/4 x 8" slots Number of cuts per foot 2-3
- If screen was installed: Length ft. Diam in. Type
- Method of construction cable tool
_{drilled, dug, driven, bored, jetted, etc}
- Date started July 8 '91
_{Month Day Year}
- Date completed July 16 '91
_{Month Day Year}
- Depth to water 30 ft. (If flowing well, so state)
- Describe point from which depth measurements were made, and give sea-level elevation if available
- If flowing well, state method of flow regulation:
- Remarks:

DO NOT WRITE IN THIS SPACE
OFFICE RECORD
REG. No. 55-532095
File No. A(13-1)14 bab
Entered ENTERED JUL 23 1991

JUL 22 1991

MICROFILMED

WR1115
NEXT SCREEN:

ARIZONA DEPARTMENT OF WATER RESOURCES TODAY'S DATE 06/27/91
GRANDFATHERED RIGHTS

(CONTINUED) RIGHT # 58 101303 0000
ANNUAL WATER WITHDRAWAL AND USE

CALENDAR YEAR: 1990

ALLOTMENT:	310.30 AFA	IRRIGATION ACRES:	75.80	TARGET GPCD:	.00
WATER DUTY:	4.42 AFA	WATER DUTY ACRES:	70.20	POPULATION:	0
MAWA/ACRE:	4.09 AFAA	SW ELIGIBLE ACRES:	.00	CALC GPCD:	.00
		RETIRED ACRES:	.00	CONS ALLOT:	.00

TOTAL AMOUNT WITHDRAWN: 69.97 AFA
AMOUNT DELIVERED: .00 AFA
AMOUNT RECEIVED: .00 AFA

TOTAL AMOUNT USED: 69.97 AFA

FLEX ACCOUNT BALANCE: 601.40 AFA
FLEX ACCOUNT VARIANCE: 193.81 %

DATE REPORT RECEIVED: 03/08/91

MICROFILMED

WR1110
NEXT SCREEN:

ARIZONA DEPARTMENT OF WATER RESOURCES TODAY'S DATE 06/27/91
GRANDFATHERED RIGHTS

(CONTINUED) RIGHT # 58 101303 0000
ANNUAL FEES ACCOUNTING

CALENDAR YEAR: 1990

TOTAL AMOUNT WITHDRAWN: 69.97 AFA
DATE REPORT RECEIVED: 03/08/91

RATES (PER ACRE FOOT) - WITHDRAWAL: 1.00 - AUGMENTATION: 1.00

PRIOR YEAR DUE:	.00		
USAGE FEE DUE:	.00	USAGE FEE PAID YTD:	69.97
NONPAY FEE DUE:	.00	NONPAY FEE PAID YTD:	.00
LATE FEE DUE:	.00	LATE FEE PAID YTD:	.00
AUGMENT FEE DUE:	.00	AUGMENT FEE PAID YTD:	69.97
ADJUST TO FEES:	.00		
BALANCE DUE:	.00		

MICROFILMED

MR1105
NEXT SCREEN:

ARIZONA DEPARTMENT OF WATER RESOURCES TODAYS DATE 06/27/91
GRANDFATHERED RIGHTS

(CONTINUED) RIGHT # 58 101303 0000

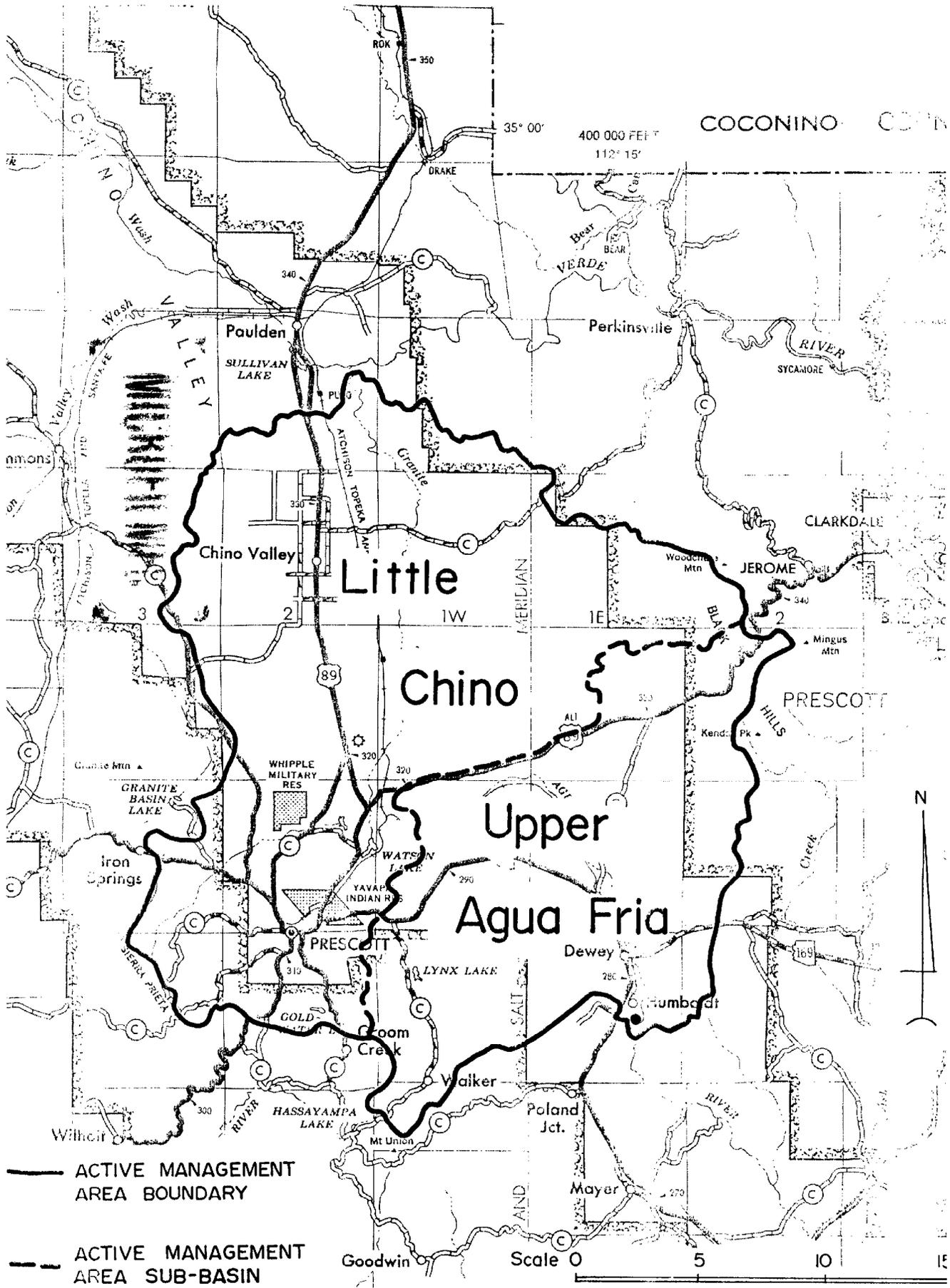
PLACE OF USE

QUARTERS	SECT	TWNSHP	RANGE
S2 SW	11	13.0 N	1.0 E
W2 NE	14	13.0 N	1.0 E
NW	14	13.0 N	1.0 E

MICROFILMED

NR1300 ARIZONA DEPARTMENT OF WATER RESOURCES TODAYS DATE 06/27/91
NEXT SCREEN: 58 101303 0000 GRANDFATHERED RIGHTS
RIGHT # 58 - 101303 0000 CERTIFICATE TYPE: IRRIGATION
ACTIVE - ACTIVE STATUS DATE: 01/01/85
NAME(S) OF RIGHT HOLDER(S) MAILING ADDRESS
GARY, WILLIAM & MARION PO BOX 1301
AND PRESCOTT AZ 86302
AND TELE: 632 7078
AND
AMA: PRESCOTT SUB BASIN: UPPER AQUA FRIA
MAWA USE(S): MAWA AMOUNT: 4.09
ALLOTMENT: 310.30 AFA IRRIGATION ACRES: 75.80 RETIRED ACRES: .00
BOOK: MAP: PARCEL: LAND OWNERSHIP TYPE: PRIVATE

MICROFILMED



COCONINO COUNTY

35° 00' 400 000 FEET
112° 15'

Little

Chino

Upper
Agua Fria

PRESCOTT

PRESCOTT HILLS

CLARKDALE

Perkinsville

Poulden

Chino Valley

JEROME

GRANITE BASIN LAKE

WHIPPLE MILITARY RES

YAVAP INDIAN RES

Iron Springs

Dewey

Groom Creek

LYNX LAKE

Waiker

Poland Jct.

Humboldt

HASSAYAMPA LAKE

Mayor

Goodwin



**APPENDIX D
ALLANDS DATABASE REPORT [APRIL 23, 2024]**



Allands

14947 W. Piccadilly Road, Goodyear, AZ 85395 • Phone: 623-535-7800 • Fax: 623-535-7900
www.allands.com • e-mail: sharon@allands.com

Historical Title and Environmental Research

REGULATORY DATABASE (ASTM) SEARCH

YOUR FILE NO:

ALLANDS FILE NO: 2024-04-211D

DATE OF REPORT: April 23, 2024

ALLANDS hereby reports the search results of Federal and State Databases according to ASTM standards for Phase I Environmental Site Assessments E 1527-21. Allands is not responsible for errors in the available records. The total liability is limited to the fee paid for this report. This is a confidential, privileged and protected document for the use of Speyer.

1. The land referred to in this report is located in Yavapai County, Arizona, described as follows:

Property located at Southwest quarter of Section 11 and the Northwest quarter of Section 14, Township 13 North, Range 1 East, Gila and Salt River Base and Meridian.

REGULATORY DATABASE SEARCH SUMMARY

Database	Date of Database	Approximate Minimum Search Distance (miles)	Reported Facilities
Standard Federal ASTM Environmental Record Sources			
NPL (National Priorities List) / Proposed NPL / DOD (Department of Defense Sites)	04/24	1.0	1
Delisted National Priorities List	04/24	0.5	0
CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)/No Further Remedial Action Planned (NFRAP) / Superfund Enterprise Management Systems (SEMS)	04/24	0.5	0
RCRA (Resource Conservation and Recovery Act)	04/24	Site and adjoining	0
RCRA – Corrective Action Sites	04/24	1.0	0
RCRA –TSDFs	04/24	0.5	0
ERNS (Emergency Response Notification System)	04/24	Site only	0
Standard State ASTM Environmental Record Sources			
WQARF (Water Quality Assurance Revolving Fund) Areas	04/24	1.0	0
Superfund Program List (replaces ACIDS)	08/04	0.5	0
Solid Waste Facilities/Landfill Sites – Operating and Closed	05/99 & 05/04	0.5	0
Federal and State Control Registries	04/24	Site only	0
Brownfields / Voluntary Remediation Program	12/16	0.5	0
Registered USTs (Underground Storage Tanks) (includes Tribal Records)	04/24	Site and adjoining	0
LUSTs (Leaking Underground Storage Tanks) Incident Reports (includes Tribal Records)	04/24	0.5	1
Additional Environmental Record Sources			
RCRA Compliance Facilities	04/24	Site and adjoining	0
Hazardous Materials Incidents Emergency Response Logbook	1984-06/01	Site and adjoining	0
ADEQ Drywell Registration Database (includes Tribal Records)	09/22	Site and adjoining	0
Environmental Permits	04/24	Site only	0
Fire Insurance Maps	Various	Site and adjoining	0
Topographical / Aerial Maps	See text	Site and adjoining	2
VEMUR / DEUR / LIENS / DEURTRACKER	04/24	Site only	0
DRYCLEANER	06/06	Site and adjoining	0
Arizona Department of Water Resources Well Registration Database	04/24	Site and adjoining	See Text

Allands contacts the appropriate sources on a quarterly basis to maintain currency of data

Standard Federal ASTM Environmental Record Sources

SUPERFUND NATIONAL PRIORITIES LIST (NPL)

Under Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act the Environmental Protection Agency established a National Priorities List (NPL) of Superfund sites. In addition, Proposed NPL and DOD (Department of Defense) Sites are researched in the section. These databases are provided by the EPA and the Arizona Department of Environmental Quality, dated April, 2024, and searched to identify all NPL/Proposed NPL/ DOD sites within a 1.0 mile search distance from subject property exterior boundaries.

Note: Due to inconsistency between the general area site description in the Narrative site information and the detailed site map, the distance/directions are determined based upon the most current site map available from ADEQ.

Iron King Mine – Humboldt Smelter National Priorities List (NPL) site boundaries are located 0.8 mi South and Southwest of subject property. More information available here: [WPD | Superfund Site | Iron King Mine - Humboldt Smelter | ADEQ \(azdeq.gov\)](#)

DELISTED NATIONAL PRIORITIES LIST

Site may be delisted from the National Priorities List where no further response is appropriate. This database is provided by the Environmental Protection Agency, dated April, 2024, and searched to identify all Delisted NPL Sites within a 0.5 mile search distance from subject property exterior boundaries.

No Delisted National Priorities List (NPL) Sites were found located within a 0.5 mile search distance from subject property exterior boundaries.

FEDERAL CERCLIS / NFRAP LIST / SEMS

The CERCLIS list contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. Those sites on the NFRAP list have no further remedial action planned. This database has been archived by EPA as of November 12, 2013 and the Superfund Enterprise Management System (SEMS) has replaced the former CERCLIS/NFRAP lists and is dated April, 2024 and searched for currently active and formerly active facilities within a 0.5 mile search distance from subject property exterior boundaries.

No CERCLIS / NFRAP / SEMS facilities were found located within a 0.5 mile search distance from subject property exterior boundaries.

RESOURCE CONSERVATION AND RECOVERY ACT FACILITIES (RCRA)

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the generation of hazardous materials. This database is compiled from Envirofacts and the EPA RCRAInfo Web dated April, 2024 and checked for Federal RCRA facilities located at subject property and adjoining properties.

No Federal RCRA handlers were found located at subject property nor adjoining properties.

CODES:

LQG: Large quantity generator (more than 1000 kg per month)
SQG: Small quantity generator (100 – 1000 kg per month)
CEG: Conditionally exempt small quantity generator (less than 100 kg per month)
VSQG: Very Small Quantity Generators
N : Not a generator verified or inactive generator

FEDERAL RCRA FACILITIES UNDERGOING CORRECTIVE ACTION

Under RCRA the Environmental Protection Agency compiles a database of federal RCRA facilities undergoing Corrective Action. Formerly known as the RCRA CORRACTS List, this list is maintained by the EPA of RCRA sites at which contamination has been discovered and where some level of corrective clean-up activity has been undertaken. This database is dated April, 2024, and checked for facilities which occurred within a 1.0 mile search distance from subject property exterior boundaries.

No Facilities were found which occurred within a 1.0 mile search distance from subject property exterior boundaries.

FEDERAL RCRA TSD FACILITIES

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the transportation, treatment, storage, or disposal of hazardous materials. This database is compiled from Envirofacts and the EPA RCRAInfo Web dated April, 2024, and checked for Facilities which occurred within a 0.5 mile search distance from subject property exterior boundaries.

No TSD Facilities were found which occurred within a 0.5 mile search distance from subject property exterior boundaries.

FEDERAL EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) LIST

The ERNS list is a national database used to collect information on reported releases of oil and hazardous substances. This database is provided by the National Response Center and the EPA through the Right of Know Net by OMB Watch and Unison Institute from 1983 to April, 2024, and checked for incidents located at subject property only.

No incidents were found located at subject property.

Standard State ASTM Environmental Record Sources

WATER QUALITY ASSURANCE REVOLVING FUND (WQARF)

The state of Arizona established a remedial program under A.R.S. 49-282 to facilitate the conservation and clean-up of Arizona drinking water and water sources. Under the authority of the WQARF program, the state actively identifies any actual or potential impact upon state waters, evaluates the extent of contamination, identifies parties responsible, and provides money grants to assist in clean-up activities. This database is provided by the Arizona Department of Environmental Quality dated April, 2024, and searched to identify all WQARF sites within a 1.0 mile search distance from subject property exterior boundaries.

Note: Due to inconsistency between the general area site description in the Narrative site information and the detailed site map, the distance/directions are determined based upon the most current site map available from ADEQ.

No WQARF Registry List sites were found located within a 1.0 mile search distance from subject property exterior boundaries.

ARIZONA SUPERFUND PROGRAM LIST

The Arizona Superfund Program List replaces the Arizona CERCLIS Information Data System (ACIDS). This list is more representative of the sites and potential sites within jurisdiction of the Arizona Department of Environmental Quality Superfund Programs Section (SPS). This database is provided by the Arizona Department of Environmental Quality, dated August, 2004, and searched to identify all sites within a 0.5 mile search distance from subject property exterior boundaries.

No facilities on the Arizona Superfund Program List were found located within a 0.5 mile search distance from subject property exterior boundaries.

Program Status codes:

Pending PI	WQARF Preliminary Investigation (PI) is scheduled or in process
On Registry	PI has resulted in inclusion of a site on the WQARF Registry
ACTIVE	The Department of Defense is presently addressing the site
On NPL	site has been listed on the CERCLA National Priorities List

LANDFILLS

The state of Arizona maintains listings of closed and permitted, operating landfills and solid waste dump sites. Lists of closed facilities are not necessarily complete - older dumping areas may not be documented. This database is from the Arizona Department of Environmental Quality Waste Programs Division; Solid Waste Section Directory of Arizona Active and Inactive Landfills dated May, 1999 and May, 2004, and checked for active and inactive landfills located within a 0.5 mile search distance from subject property exterior boundaries.

No active nor inactive landfills were found located within a 0.5 mile search distance from subject property exterior boundaries.

Codes:

MSWLF: **Municipal Solid Waste Landfills**
CSWLF: **Closed Solid Waste Landfills**
CSWOD: **Closed Solid Waste Dumps**

FEDERAL, TRIBAL AND STATE CONTROL REGISTRIES

Under ASTM E 1527-21, Federal, State and Tribal institutional control / engineering control registries need to be researched. EPA Envirofacts was reviewed for federal institutional or engineering controls and The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which retrieves any institutional or engineering controls, dated April, 2024, and was researched for inclusion of subject property only.

No institutional or engineering controls were found which occurred at subject property

BROWNFIELDS / VOLUNTARY CLEANUP PROGRAM

The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which includes the ADEQ Voluntary Remediation Program dated August, 2018 and the ADEQ Brownfields Tracking System, dated December, 2016, and searched for sites which occurred within a 0.5 mile search distance from subject property exterior boundaries.

No brownfield nor Voluntary Remediation Program sites were found which occurred within a 0.5 mile search distance from subject property exterior boundaries.

REGISTERED UNDERGROUND STORAGE TANKS (UST)

State (A.R.S. 49-1001 to 1014) and Federal (RCRA Subtitle I) laws require that persons who own or have owned underground storage tanks containing “regulated substances” complete a notification form and register the tank with the state. Tribal UST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the Arizona Department of Environmental Quality UST Log dated April, 2024, and searched for UST sites located at subject property and adjoining properties.

No registered underground storage tanks were found located at subject property nor adjoining properties.

REGISTERED LEAKING UNDERGROUND STORAGE TANKS (LUST)

Owners of USTs are required to report to the Arizona Department of Environmental Quality any and all releases of tank contents for which ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. Tribal LUST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ LUST Log dated April, 2024, and searched for LUST sites located within a 0.5 mile search distance from subject property exterior boundaries.

ID	LUST ID NO	FACILITY	ADDRESS	DATE OPEN	DATE CLOSED	P CODE	DIST./ DIREC.
0-006753	1951.01 1951.02	Humboldt Elementary School Bus Yard	2750 S Corral St	6/4/1991 6/4/1991	5/10/2005 12/19/2005	5R1 5G1	0.5 mi. SW

P CODE (Leaking UST Priority):

5G1	Closed soil/GW levels meet RBCA Tier I
5R1	Closed soil levels meet RBCA Tier 1

Additional Environmental Record Sources

RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) COMPLIANCE FACILITIES

The RCRA Compliance Log lists facilities that have been or presently are under investigation for non-compliance with RCRA regulations. Inclusion of any facility on this list indicates a history of compliance problems and RCRA regulatory violation. This database is from the Arizona Department of Environmental Quality RCRA Compliance Log, dated April, 2024, and searched for compliance facilities at subject property and adjoining properties.

No compliance facilities were found located at subject property nor adjoining properties.

HAZARDOUS MATERIAL INCIDENTS

The Arizona Department of Environmental Quality (ADEQ) Response Team documents spills and incidents involving hazardous materials that are reported to the unit. This database is from the Arizona Department of Environmental Quality Emergency Response Log from 1984 through June, 2001, and checked for hazardous material incidents located at subject property and adjoining properties.

No hazardous material incidents were found located at subject property nor adjoining properties.

ADEQ DRY WELL REGISTRATION DATA BASE

Dry wells are constructed for the purpose of collecting storm waters. Currently dry wells are required to be registered with ADEQ; however due to the passage of House Bill 2410 the Arizona State Drywell Registration Program has been repealed and will be replaced by an Underground Injection Control Program once granted by the EPA. Tribal Drywell records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ dry well registration database dated September, 2022, and searched for dry wells located at subject property and adjoining properties.

No registered dry wells were found located at subject property nor adjoining properties.

ENVIRONMENTAL PERMITS

These lists include Groundwater Permits, Reuse Permits; National Pollutant Discharge Elimination System (NPDES) Permitted Facilities and Aquifer Protection Permits. Any facility which discharges a material that directly or indirectly adds any pollutant to the waters of the state may be required to obtain a permit as required by the Aquifer Protection Permit Rules. These databases are from the Arizona Department of Environmental Quality through its AZURITE Database System and the Environmental Protection Agency and updated to April, 2024, and checked for inclusion of subject property only.

Subject property was not found on these lists

FIRE INSURANCE MAPS

A review was made at the Arizona State Capital Archives for Fire Insurance Maps, more commonly known as Sanborn Maps, which covered the area in which the subject property is located. Subject property is not located within the boundaries of available maps.

USGS 7.5 MINUTE TOPOGRAPHICAL MAPS AERIAL PHOTOS

The United States Geological Survey Topographic maps and Aerial Photos are derived from Terrain Navigator Software from My Topo, a Trimble Company. (www.mytopo.com) and are for informational purposes only.

NAME	TYPE	DATE	REVISION	CONTOUR INTERVAL
Humbolt	Topo	1973	None	20 feet
Bing	Aerial	2024		

VOLUNTARY ENVIRONMENTAL MITIGATION USE RESTRICTIONS BY OWNERS (VEMUR'S); DECLARATION OF ENVIRONMENTAL USE RESTRICTIONS (DEUR); AND ENVIRONMENTAL LIENS

A.R.S. 49-152. This states that the Director of the Arizona Department of Environmental Quality shall allow property owners, who have voluntarily elected to remediate their property for nonresidential uses, to record in the applicable county recorder's office a VEMUR limiting, by legal description, the area necessary to protect public health and the environment to nonresidential uses if contamination remains on the property at or above certain levels. In accordance with Arizona Administrative Code (A.A.C.) R18-7-201 et. Seq., a Declaration of Environmental Use Restriction (DEUR) is a voluntary notice to deed which restricts the use of a property to non-residential use. ADEQ maintains a repository listing of sites remediated under programs administered by the department. This is called the Remediation and DEUR Tracking System (RDT) ADEQ's RDT was researched for inclusion of subject property only.

No VEMUR'S, DEUR'S; nor Environmental Liens were found listed for subject property.

DRYCLEANERS

The Drycleaners Inventory List summarizes current and historic dry cleaners sites throughout the state of Arizona and is not all inclusive. This database is from the Report for the Arizona Department of Environmental Quality Dry Cleaners Inventory Project, dated June, 2006, and searched for dry cleaners sites located at subject property and adjoining properties.

No drycleaners were found located at subject property nor adjoining properties.

ARIZONA DEPARTMENT OF WATER RESOURCES WELL REPORT

This database is from the Arizona Department of Water Resources Well Report Operations Division Report, dated April, 2024. This report identifies existing wells sequenced by legal description and checked for inclusion of subject site and adjacent properties within 10 Acres.

Imaged Records are available at: <http://infoshare.azwater.gov/docushare/dsweb/HomePage>

Water Uses (WU)

A Irrigation
 B Utility (Water Co.)
 C Commercial
 D Domestic
 E Municipal
 F Industrial
 G Recreational
 H Remediation
 I Mining
 J Stock
 K Other - Exploration
 L Drainage
 M Monitoring
 N None
 O Other - Non-Production
 P Remediation
 R Recharge
 T Test
 U Unknown
 V Dewatering

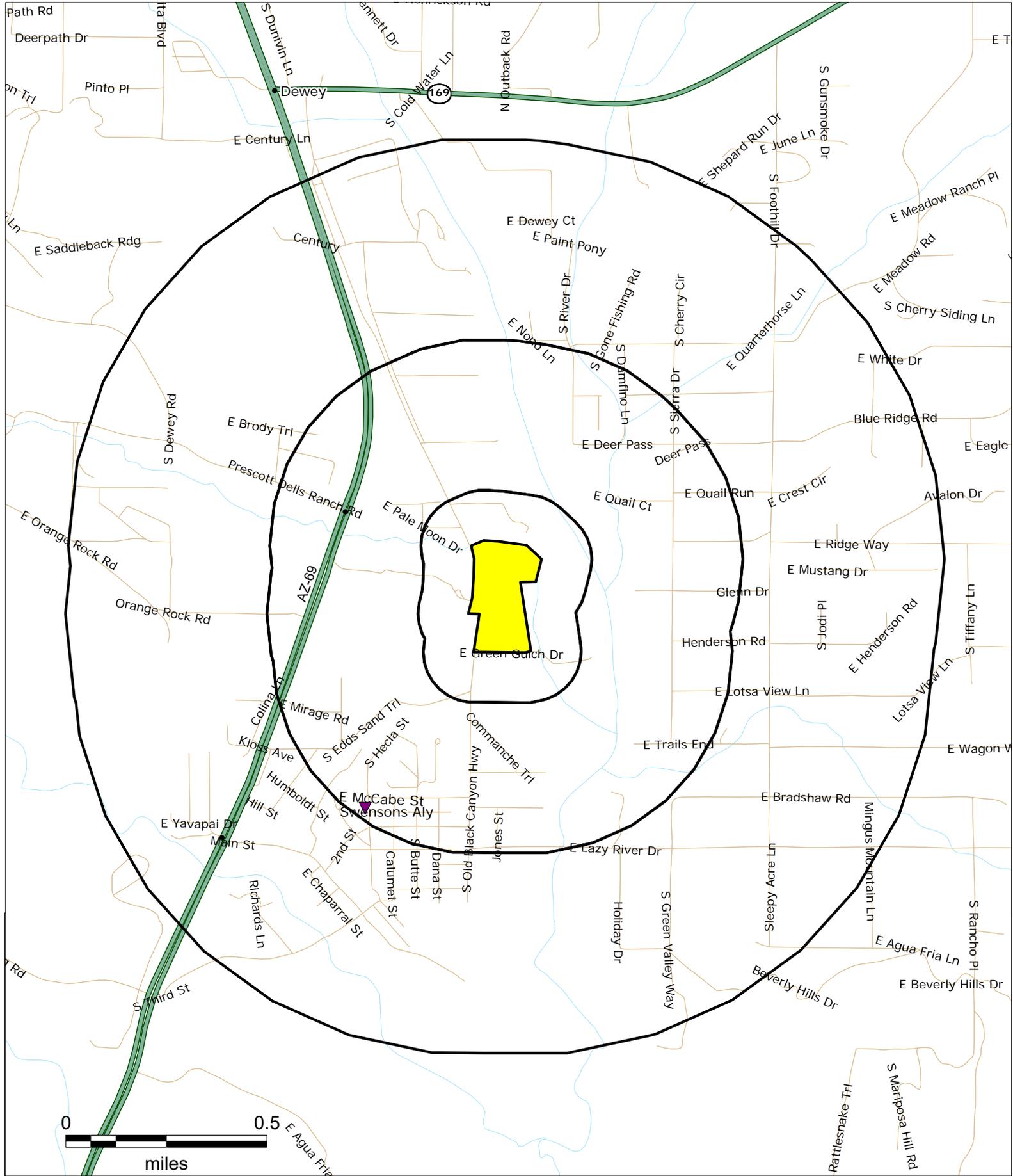
Legal Description

T Township
 N/S North or South
 R Range
 E/W East or West
 S Section
 Q1 Quarter of Section (160 Acres)
 Q2 Quarter of Section (40 Acres)
 Q3 Quarter Quarter Quarter of Section (10 acres)
 ID Well Registration Number
 WD Well Depth
 WL Water Level
 DIA Casing width

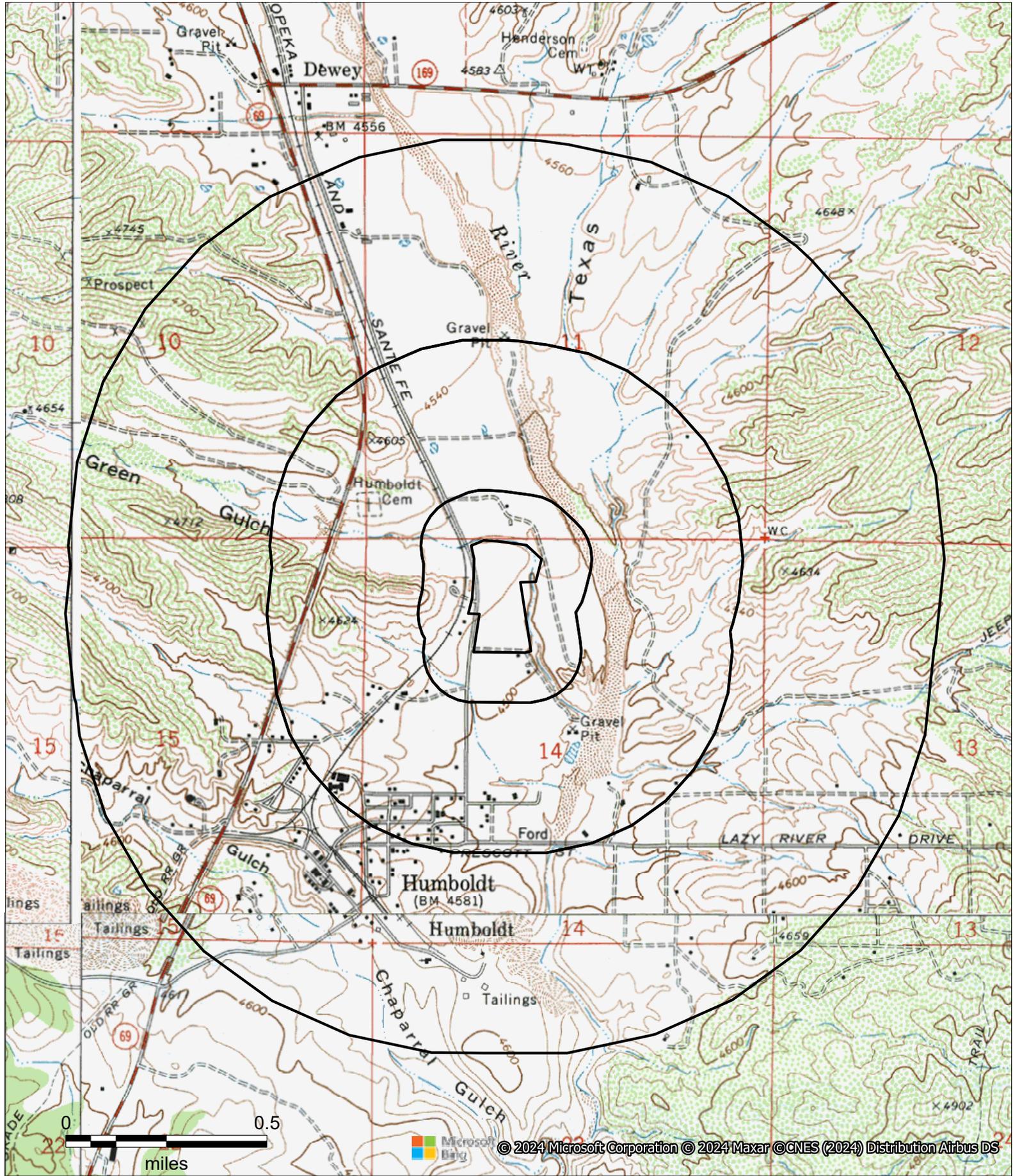
ID	T	N/S	R	E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
636779	13	N	1	E	11				D	100	60	8	Jones, W O
803925	13	N	1	E	11				D	0	0	6	Cotney, Byron, L
919113	13	N	1	E	11				O	104	40		Yavapai Land Holdings, L L C
626034	13	N	1	E	11	SW	SE	SE	I	65	30	14	Yavapai Land Holdings Llc
625214	13	N	1	E	11	SW	SE	SE	F	1300	30	18	Yavapai Land Holdings Llc
809221	13	N	1	E	11	SW	SE	SW				21	Bagby Decedent's Trust
809220	13	N	1	E	11	SW	SE	SW		12			Bagby Decedent's Trust
900986	13	N	1	E	11	SW	SW	SE	D	280	280	5	Cowan
566093	13	N	1	E	11	SE	SW	SW	D				PRESTIGE HOMES
808286	13	N	1	E	11	SE	SW	SW	D	30	20	6	YAVAPAI LAND HOLDINGS LLC
801828	13	N	1	E	14				D	0	0	0	Gladue, Jerry, J
801710	13	N	1	E	14				D	70	35	0	Crosby, M
919114	13	N	1	E	14				O				Yavapai Land Holdings, L L C

**ARIZONA DEPARTMENT OF WATER RESOURCES
WELL REPORT (cont.)**

ID	T	N/S	R/E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
611477	13	N	1 E	14	NE	NW	NW	D	0	0	0	Suda, Dennis & Terri,
623783	13	N	1 E	14	NE	SW		E	42	25	8	Humboldt Wtr System,
623781	13	N	1 E	14	NE	SW		E	62	25	12	Humboldt Wtr System,
623782	13	N	1 E	14	NE	SW		E	37	25	8	Humboldt Wtr System,
571512	13	N	1 E	14	NE	SW	NW	D	100	30	6	Yavapai Land Holdings Llc
540611	13	N	1 E	14	NE	SW	NW	D	145	50	6	Levette, Grant,
896340	13	N	1 E	14	NE	SW	NW	J				Martinez
639749	13	N	1 E	14	NW			D	380	0	5	Djokovich,R K
532095	13	N	1 E	14	NW	NE	NE	A	150	30	8	Charles & Fay Bagby Rev Trust
639543	13	N	1 E	14	NW	NE	SE	D	0	0	0	Brockway
400407	13	N	1 E	14	NW	NE	SE	D				Jenkins
592688	13	N	1 E	14	NW	NE	SE	D				Jenkins
639564	13	N	1 E	14	NW	NW	NE	D	110	40	6	Statler,W G
610077	13	N	1 E	14	NW	NW	NE	A	120	40	6	Statler,W G
630037	13	N	1 E	14	NW	NW	SE	D	103	30	10	Cavanaugh,J R
623784	13	N	1 E	14	NW	SE		E	170	40	6	Humboldt Wtr System,
623447	13	N	1 E	14	NW	SE	NE	A	295	30	8	Wingfield,Billie,B
533639	13	N	1 E	14	NW	SE	NW	E	305	50	8	Humboldt Wtr System,
637988	13	N	1 E	14	NW	SW		D	90	32	6	Hutchens,D A
801631	13	N	1 E	14	NW	SW	NE	A	170	24	6	Mansur
630218	13	N	1 E	14	NW	SW	NE	D	107	0	6	Consolo
543339	13	N	1 E	14	NW	SW	NE	D	200	40	7	Gabol, Hugh,C



	LEGEND			2024-04-211
	SITE	USTs	CERCLA / NFRAP	
	LUSTs	LANDFILLS	RCRA COMPLIANCE	



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	LEGEND			2024-04-211
	SITE	USTs	CERCLA / NFRAP	
	LUSTs	LANDFILLS	RCRA COMPLIANCE	



LEGEND

★ SITE

◆ USTs

● CERCLA / NFRAP

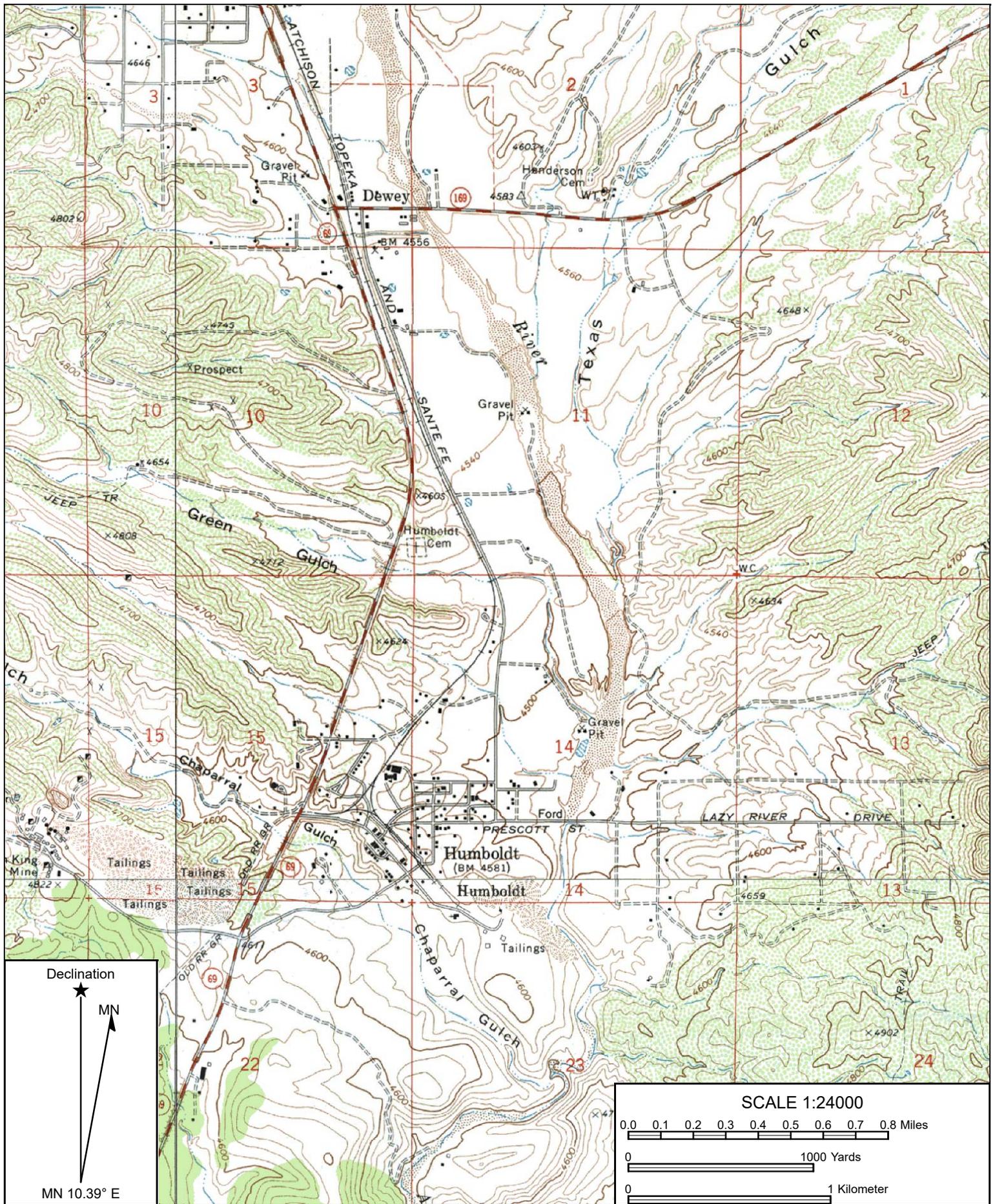
■ RCRA

▼ LUSTs

● LANDFILLS

▲ RCRA COMPLIANCE

2024-04-211



Name: HUMBOLDT
 Date: 04/22/24
 Scale: 1 inch = 2,000 ft.

Location: 034° 30' 43.7057" N, 112° 13' 57.5632" W
 2024-04-211



Allands

14947 W. Piccadilly Road, Goodyear, AZ 85395 • Phone: 623-535-7800 • Fax: 623-535-7900
www.allands.com • e-mail: sharon@allands.com

Historical Title and Environmental Research

HISTORICAL TITLE REPORT

YOUR FILE NO:

ALLANDS FILE NO: 2024-04-211T

Date of Report: April 22, 2024

Title Plant Date***: April 15, 2024

***The Title Plant Date reflects the most current data made available by the information sources used at the time the research was performed.

ALLANDS hereby reports a Historical Title Report to the land described below, subject to the items as shown in Schedule B. This is a historical title report ONLY and is neither a guarantee of title, a commitment to insure or a policy of title insurance. Allands is not responsible for errors in the available records. The total liability is limited to the fee paid for this report. This is a confidential, privileged and protected document for the use of Sper.

1. Title to the estate or interest covered by this report is vested in: SHADE TREE ENTERPRISES L L C, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO 025K AND PEAK TO FORT ENTERPRISES L L C, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO 025V
2. By virtue of that certain chain of title attached.
3. The land referred to in this report is located in Yavapai County, Arizona, described as follows:

Assessor's No.: 402-06-025K and 025V

SEE LEGAL DESCRIPTION ATTACHED

SCHEDULE B

No Leases, VEMUR'S, DEUR'S; Environmental Liens, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorders office. ***

*** A.R.S. 49-152. This states that the Director of the Arizona Department of Environmental Quality shall allow property owners, who have voluntarily elected to remediate their property for nonresidential uses, to record in the applicable county recorders office a VEMUR limiting, by legal description, the area necessary to protect public health and the environment to nonresidential uses if contamination remains on the property at or above certain levels. In accordance with Arizona Administrative Code (A.A.C.) R18-7-201 et. Seq., a Declaration of Environmental Use Restriction (DEUR) is a voluntary notice to deed which restricts the use of a property to non-residential use. Effective July 18, 2000, the Declaration of Environmental Use Restriction (DEUR) replaced the Voluntary Environmental Mitigation Use Restriction (VEMUR) as a restrictive use covenant.

CHAIN OF TITLE

1. Warranty Deed from James Holmsley and Nellie Holmsley, husband and wife to Frank P. Kurtz and Addie B. Kurtz, husband and wife and Flora M. Statler, unmarried, dated 3-8-1938, recorded 9-18-1944 in Book 182 of Deeds, page 306.
2. Warranty Deed from Flora M. Ludden, fka Flora M. Statler, as her sole and separate property to H. F. Hennigan and Bertha S. Hennigan, husband and wife, dated 1-20-51, recorded 12-10-51 in Docket 196 of Deeds, page 483.
3. Quit-claim Deed from H. F. Hennigan and Bertha S. Hennigan, husband and wife to Frank P. Kurtz and Addie B. Kurtz, husband and wife, dated 10-2-53, recorded 10-5-53 in Docket 22, page 253.
4. Warranty Deed from Frank P. Kurtz and Addie B. Kurtz, husband and wife to Shattuck Denn Mining Corporation, a Delaware corporation, dated 9-14-53, recorded 11-12-53 in Docket 23, page 406.
5. Warranty Deed from Shattuck Denn Mining Corporation, a Delaware corporation to Western View Enterprises, Inc., an Arizona corporation, dated 1-15-74, recorded 2-1-77 in Docket 1056, page 241.
6. Warranty Deed from Western View Enterprises, Inc., an Arizona corporation to William A. Gary and Marion L. Gary, his wife, dated 8-31-77, recorded 9-6-77 in Docket 1095, page 205. (all)
7. Joint Tenancy Deed from William A. Gary and Marion L. Gary, husband and wife to Swayze E. McCraine Jr., and Katherine G. McCraine, husband and wife, dated 11-6-86, recorded 12-31-86 in Docket 1892, page 455; re-recorded 8-12-1987 in Docket 1962, page 905 and re-recorded 2-5-91 in Docket 2328, page 821. (025K)

CHAIN OF TITLE CONTINUES

CHAIN OF TITLE CONTINUED

8. Warranty Deed from William A. Gary and Marion L. Gary, husband and wife to Elmer Edward Young and Lavera W. Young, co-trustees of the Elmer Edward Young and Lavera W. Young, revocable Trust (dated 3-3-1989), dated 12-3-90, recorded 12-10-90 in Docket 2313, page 77. (025V)
9. Warranty Deed from Swayze McCraine Jr., who acquired title as Swayze E. McCraine Jr., and Katherine G. McCraine, husband and wife to Charles F. Bagby and Fay G. Bagby, Trustees of the Charles F. Bagby and Fay B. Bagby Revocable Trust (dated 10-11-1990), dated 9-3-91, recorded 10-21-91 in Docket 2410, page 882. (025K)
10. Joint Tenancy Deed from Elmer Edward Young and Lavera W. Young, co-trustees of the Elmer Edward Young and Lavera W. Young, revocable Trust dated 3-3-1989 to Swayze E. McCraine Jr., and Katherine G. McCraine, husband and wife, dated 8-27-93, recorded 9-24-93 in Docket 2700, page 902. (025V)
11. Warranty Deed from Swayze McCraine Jr., who acquired title as Swayze E. McCraine Jr., and Katherine G. McCraine, husband and wife to Charles F. Bagby and Fay G. Bagby, Trustees of the Charles F. Bagby and Fay B. Bagby Revocable Trust (dated 10-11-1990), dated 12-6-93, recorded 12-15-93 in Docket 2745, page 613. (024V)
12. Warranty Deed from John F. Bagby, as Trustee and William C. Bagby, as Trustee; Charles F. and Fay G. Bagby Revocable Trust dated 10-11-1990 and amended and restated 10-11-2002 to Shade Tree Enterprises L L C, an Arizona limited liability company, dated 4-30-2013, recorded 6-5-2013 in Docket 4962, page 274. (025K)
13. Warranty Deed from John F. Bagby, as Trustee and William C. Bagby, as Trustee; Charles F. and Fay G. Bagby Revocable Trust dated 10-11-1990 and amended and restated 10-11-2002 to Peak to Fort Enterprises L L C, an Arizona limited liability company, dated 4-30-2013, recorded 6-5-2013 in Docket 4961, page 282. (025V)

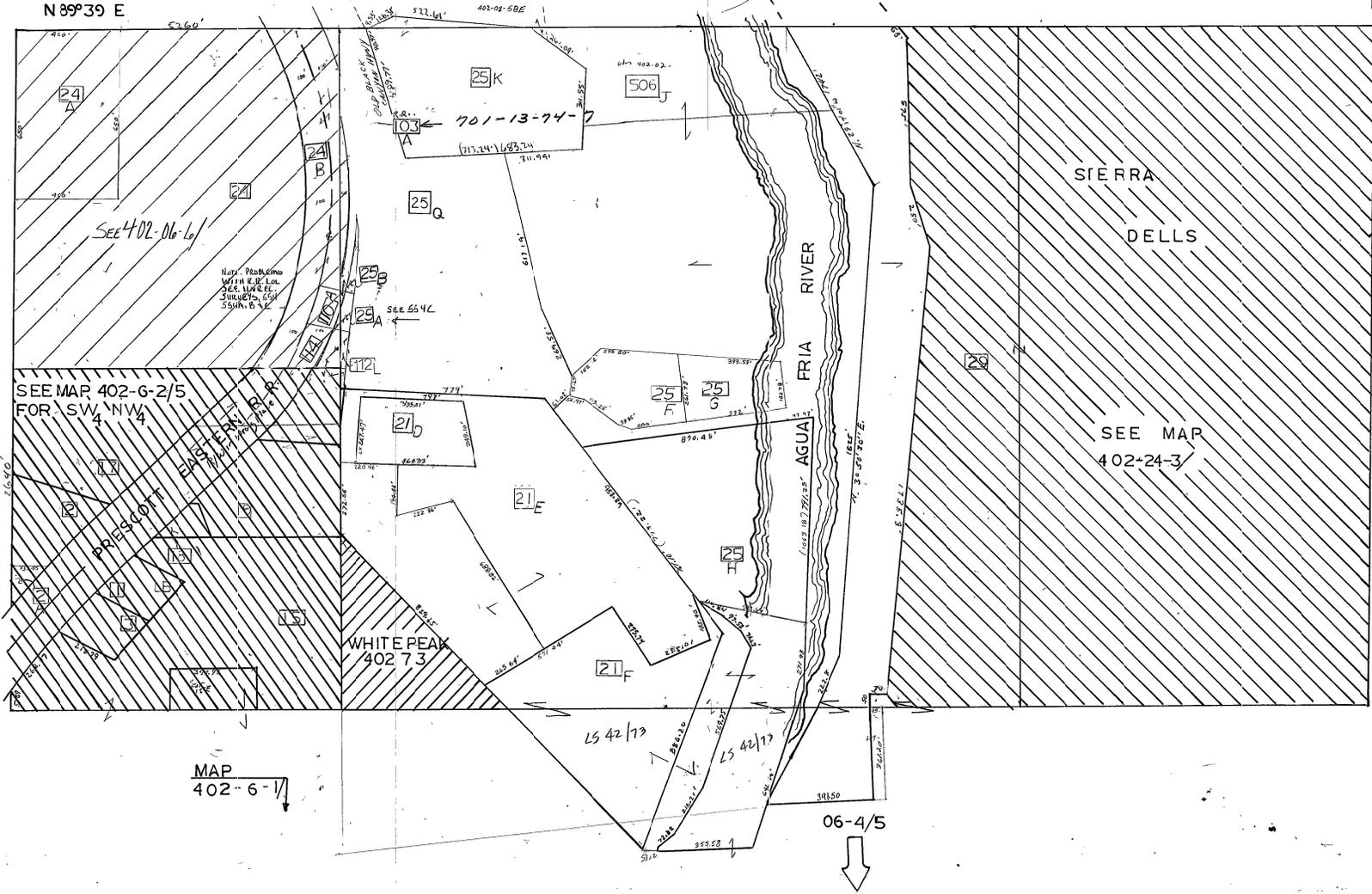
This Assessor's map is designed for use by the Assessor's Department only. They are drawn from information obtained from legal instruments of record and do not intend to reflect conditions as they may exist in the field.

402 · 06 · 3

TD 22 00 SCALE 1 300

NW₄

NE₄



SEC 14 TWP 13 R 1 E

Pl Received Date: 12/31/1999

MAP 402-6-1/1

SEE 402-08-3/

SEE 402-08-1/

N 0° 33' E

SEE MAP 402-6-2/5 FOR SW₄ NW₄

SEE MAP 402-24-3/

Yavapai County Print Parcel



Parcel ID	402-06-025K	Check Digit	0
Owner	Shade Tree Enterprises LLC		
Owner's Mailing Address	7644 S Dean Rd Buckeye, AZ 85326-4996		
Secondary Owner			
Recorded Date	10/21/1991 12:00:00 AM		
Last Transfer Doc Docket	2410	Last Transfer Doc Page	882
Physical Address	2055 S Old Black Canyon Hwy	Incorporated Area	Town of Dewey-Humboldt

Assessor Acres	8.64	Subdivision	N/A	Subdivision Type	N/A
School District	Humboldt Unified SD #22		Fire District	Central Yavapai FD	

Improvements (1)	Local Zoning
Type: Single Family Residential Year Built: 1987 Floor area ?: 1928 Multi Level: No Below Grade Area ?: None Basement ?: No	Town Of Dewey-humboldt R1-35 R1-70 R1-35

Assessment
 Starting with the 2015 tax year, the Limited Property Value is the only value considered for taxation purposes, the Full Cash Value is no longer used for taxation.

Tax Year	2025	2024
Assessed Value(ALV)	\$26,648	\$25,379
Limited Value(LPV)	\$266,485	\$253,795
Full Cash(FCV)	\$437,986	\$437,474
Legal Class	Residential Other	Residential Other
Assessment Ratio	10%	10%
Usage Code	0130 ?	0130 ?

Taxes	2023 Taxes Billed
Tax Area Code	2280
	\$2,563

Recorded Documents & Sales (3)			
Date	Book/Page	Type	Cost
6/5/2013	4961-274	Warranty Deed	\$205,000
10/21/1991	2410-882	Warranty Deed	\$185,000
10/21/1991	2410-882	Warranty Deed	\$0

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. Users should independently research, investigate and verify all information.

By using this website, the user knowingly assumes all risk of inaccuracy and waives any and all claims for damages against Yavapai County and its officers and employees that may arise from the use of this data and agrees to indemnify and hold harmless Yavapai County and its officers and employees to the fullest extent permitted by law. By using this website, the user also agrees that data and use of this website may not be used for commercial purposes.

Yavapai County Print Parcel



Parcel ID	402-06-025V	Check Digit	6
Owner	Peak To Fort Enterprises LLC		
Owner's Mailing Address	7644 S Dean Rd Buckeye, AZ 85326-4996		
Secondary Owner	N/A		
Recorded Date	N/A		
Last Transfer Doc Docket	N/A	Last Transfer Doc Page	N/A
Physical Address	2195 S Old Black Canyon Hwy	Incorporated Area	Town of Dewey-Humboldt

Assessor Acres	15.95	Subdivision	N/A	Subdivision Type	N/A
School District	Humboldt Unified SD #22	Fire District	Central Yavapai FD		
Improvements (0)	No Improvements found.				
	Local Zoning	Town Of Dewey-humboldt R1-35 R1-70 R1-35			

Assessment

Starting with the 2015 tax year, the Limited Property Value is the only value considered for taxation purposes, the Full Cash Value is no longer used for taxation.

Tax Year	2025	2024
Assessed Value(ALV)	\$15,997	\$15,235
Limited Value(LPV)	\$106,644	\$101,566
Full Cash(FCV)	\$214,784	\$151,329
Legal Class	Vacant or Other	Vacant Or Other
Assessment Ratio	15%	15%
Usage Code	0011 ?	0011 ?

Taxes

Tax Area Code	2280	2023 Taxes Billed	\$1,539
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Recorded Documents & Sales (1)

Date	Book /Page	Type	Cost
6/5/2013	4961-282	Warranty Deed	\$180,000

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. Users should independently research, investigate and verify all information.

By using this website, the user knowingly assumes all risk of inaccuracy and waives any and all claims for damages against Yavapai County and its officers and employees that may arise from the use of this data and agrees to indemnify and hold harmless Yavapai County and its officers and employees to the fullest extent permitted by law. By using this website, the user also agrees that data and use of this website may not be used for commercial purposes.

at the request of Pioneer Title Agency, Inc.

When recorded mail to
**PEAK to FORT ENTERPRISES LLC.,
6827 S. 221ST AVE.
BUCKEYE, AZ 85326**

00455690-AAJ

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 402-06-025V 6

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,

JOHN F. BAGBY as Trustee and WILLIAM C. BAGBY as Trustee, of the BAGBY DECEDENT'S TRUST created Under the CHARLES F. and FAY G. BAGBY REVOCABLE TRUST dated 10-11-1990 and Amended and Restated in it's entirety October 11, 2002 as to PARCEL # 1 do/does hereby convey to

PEAK to FORT ENTERPRISES LLC.,, an Arizona Limited Liability Company

the following real property situated in Yavapai County, Arizona:

See Exhibit A attached hereto and made a part hereof.

Pursuant to the provisions of ARS 33-404, Trust Certification disclosing the beneficiaries is attached hereto and made a part herewith.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

DATED: April 30, 2013

**BAGBY DECEDENT'S TRUST created Under
the CHARLES F. and FAY G. BAGBY
REVOCABLE TRUST dated 10-11-1990
and Amended and Restated in it's entirety
October 11, 2002 as to PARCEL # 1**



JOHN F. BAGBY as Trustee

**BAGBY DECEDENT'S TRUST created Under
the CHARLES F. and FAY G. BAGBY
REVOCABLE TRUST
dated 10-11-1990 and Amended and
Restated in it's entirety October 11, 2002
as to PARCEL # 1**



WILLIAM C. BAGBY as Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

County of SAN DIEGO }

On May 6th, 2013, before me, ASH NICKLE, Notary Public,
Date Here Insert Name and Title of the Officer

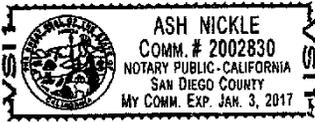
personally appeared John F. Bagby AND William C. Bagby
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing:
Bagby Decedent's Trust created Under the Charles F. and Fay G. Bagby Revoc. Trust dated 10/14/92 + Amend + Restated 10/11/02

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing:

Exhibit A

All that portion of Section 14, Township 13 North, Range 1 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, also being all that portion of that certain parcel described in Book 1095 of Official Records, page 205-209 at the Yavapai County Recorder's Office, (hereinafter referred to as Parcel 1) located within Section 14 and lying South and West of the following described line:

COMMENCING at the Northwest corner of that parcel described in Book 1892 of Official Records, page 455-456 at the Yavapai County Recorders Office, (hereinafter referred to as Parcel 2);

Thence North 65° 43' 13" East, a distance of 126.31 feet, along the Northerly boundary of said Parcel 2;

Thence South 84° 49' 13" East, a distance of 522.61 feet, along the Northerly boundary of said Parcel 2;

Thence South 53° 42' 05" East, a distance of 261.09 feet, along the Northerly boundary of said Parcel 2;

Thence South 01° 18' 55" West, a distance of 311.55 feet, along the Easterly boundary of said Parcel 2 to the Southeast corner of said Parcel 2;

Thence South 85° 49' 03" West, a distance of 311.99 feet, along the Southerly boundary of said Parcel 2, to a point of intersection with a fence;

Thence South 14° 18' 09" East, a distance of 617.19 feet, along said fence;

Thence South 24° 56' 45" East, a distance of 269.58 feet, to a point on the Westerly boundary of that certain parcel described in Book 1408 of Official Records, page 593-594, Yavapai County Recorder's Office;

Thence South 07° 04' 33" West, recorded as South 07° 09' 20" West, a distance of 75.27 feet, along the Westerly boundary of that certain parcel described in Book 1408 of Official Records, page 593-594, at the Yavapai County Recorder's Office;

Thence South 43° 54' 00" West, a distance of 61.02 feet, to the Northeast corner of that certain parcel described in Book 893 of Official Records, page 206, at the Yavapai County Recorder's Office and the POINT OF BEGINNING;

Thence North 43° 54' 00" East, a distance of 61.02 feet, to a point on the Westerly boundary of that certain parcel described in Book 1408 of Official Records, page 593-594 at the Yavapai County Recorder's Office;

Thence North 07° 04' 33" East, recorded as North 07° 09' 20" East, a distance of 75.27 feet, along the Westerly boundary of that parcel described in Book 1408 of Official Records, page 593-594 at the Yavapai County Recorder's Office;

Thence North 24° 56' 45" West , a distance of 269.58 feet to said fence;

Thence North 14° 18' 09" West , a distance of 617.19 feet, along said fence to a point of intersection with the Southerly boundary of said Parcel 2;

Thence South 85° 49' 03" West, a distance of 371.25 feet, along the Southerly boundary of said Parcel 2:

Thence North 17° 07' 23" West , a distance of 534.78 feet, to the Northwest corner of said Parcel 2 and the TERMINATION of this line.

EXCEPTING THEREFROM all of those parcels of land described in Book 1094 of Official Records, page 537-539, at the Yavapai County Recorder's Office.

EXCEPTING THEREFROM all of that parcel of land described in Book 1072 of Official Records, page 485-486, at the Yavapai County Recorder's Office.

EXCEPTING THEREFROM all of that parcel of land described in Book 1408 of Official Records, page 593-594, at the Yavapai County Recorder's Office.

EXCEPTING THEREFROM all of that parcel of land described in Book 1892 of Official Records, page 455-456, at the Yavapai County Recorder's Office.

EXCEPTING THEREFROM all of that parcel of land described in Book 4548 of Official Records, page 815, at the Yavapai County Recorder's Office.

TRUST DISCLOSURE EXHIBIT

Re: Escrow No. 00455690AAJ

In order to comply with A.R.S. 33-404 the following are the name(s) and address(es) of the current beneficiaries of enter the name of the trust:

Beneficiary Name & Address:

<u>John F. Bagby</u>	<u>JOHN F. BAGBY</u>
<u>1443 Rancho Encinitas Drive</u>	<u>1443 RANCHO ENCINITAS DRIVE</u>
<u>Encinitas, CA 92024</u>	<u>ENCINITAS, CA 92024</u>

Beneficiary Name & Address:

<u>William C. Bagby</u>	<u>WILLIAM C. BAGBY</u>
<u>2270 Vista La Nisa</u>	<u>2270 VISTA LA NISA</u>
<u>Carlsbad, CA 92009</u>	<u>CARLSBAD, CA 92009</u>

Beneficiary Name & Address:

<u>Sally F. Bagby</u>	<u>SALLY F. BAGBY</u>
<u>214 Vista Drive</u>	<u>214 VISTA DRIVE</u>
<u>Prescott, AZ 86303</u>	<u>PRESCOTT, AZ 86314</u>

Beneficiary Name & Address:

<u>Emily B. Wilson</u>	<u>EMILY B. WILSON</u>
<u>2295 Shawn Court</u>	<u>2295 SHAWN COURT</u>
<u>Dunn Loring, VA, 22027</u>	<u>DUNN LORING, VA 22027</u>

Beneficiary Name & Address:

Beneficiary Name & Address:

Beneficiary Name & Address:

Leslie M. Hoffman County Recorder, Yavapai County, AZ

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	402-06-025V 6			
	BOOK	MAP	PARCEL	SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):

- (1) 402-06-025V 6 (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

JOHN F. BAGBY as Trustee and WILLIAM C. BAGBY as Trustee
1443 RANCHO ENCINITAS DRIVE
ENCINITAS, CA 92024

3. (a) BUYER'S NAME AND ADDRESS:

PEAK to FORT ENTERPRISES LLC.
6827 S. 221ST AVE.
BUCKEYE, AZ 85326

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

2195 S. OLD BLACK CANYON HIGHWAY
DEWEY-HUMBOLDT, AZ 86327

5. MAIL TAX BILL TO:

PEAK to FORT ENTERPRISES LLC.
SAME AS ABOVE #3

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural *9/3/13*
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- To be used as a primary residence. Owner occupied, not a primary residence.
- To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

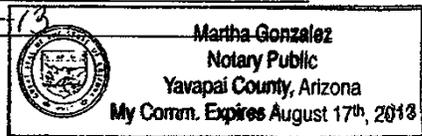
- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

SIGNED IN COUNTERPART

Signature of Seller / Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

Signature of Buyer / Agent _____
 State of Arizona, County of Yavapai
 Subscribed and sworn to before me on this 1st day of June 2013
 Notary Public: Martha Gonzalez
 Notary Expiration Date 8-17-13



10. SALE PRICE: \$ 180,000.00

11. DATE OF SALE (Numeric Digits): 05 13
Month / Year

12. DOWN PAYMENT \$ 0

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
 - (1) Conventional
 - (2) VA
 - (3) FHA
- f. Other financing; Specify: Private Lender

14. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item 10 include Personal Property that Impacted the Sale Price by 5 percent or more? Yes No

(b) If Yes, provide the dollar amount of the Personal Property:
 \$ _____ 00 AND _____
 briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale price in Item 10 include solar energy devises, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No

If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Pioneer Title Agency, Inc.
7120 E Pav Way, Suite 103, Prescott Valley, AZ 86314
 Phone: (928) 772-4800

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Leslie M. Hoffman County Recorder, Yavapai County, AZ

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	402-06-025V 6			
	BOOK	MAP	PARCEL	SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):

- (1) 402-06-025V 6 (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

JOHN F. BAGBY as Trustee and WILLIAM C. BAGBY as Trustee
1443 RANCHO ENCINITAS DRIVE
ENCINITAS, CA 92024

3. (a) BUYER'S NAME AND ADDRESS:

PEAK to FORT ENTERPRISES LLC.
6827 S. 221ST AVE.
BUCKEYE, AZ 85326

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

2195 S. OLD BLACK CANYON HIGHWAY
DEWEY-HUMBOLDT, AZ 86327

5. MAIL TAX BILL TO:

PEAK to FORT ENTERPRISES LLC.
SAME AS ABOVE #3

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
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- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use: Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- To be used as a primary residence. Owner occupied, not a primary residence.
- To be rented to someone other than a "family member."

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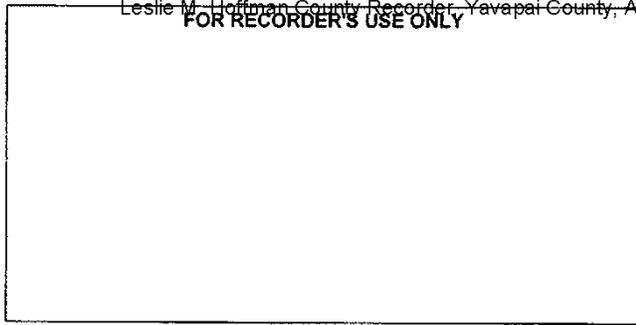
8. If you checked e or f in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent: John Bagby, William C. Bagby
 State of CA, County of San Diego
 Subscribed and sworn to before me on this 6 day of May 2013
 Notary Public: [Signature]
 Notary Expiration Date: 1/3/17



10. SALE PRICE: \$ 180,000.00

11. DATE OF SALE (Numeric Digits): 05 / 13
Month / Year

12. DOWN PAYMENT \$ 0

- 13. METHOD OF FINANCING:**
- a. Cash (100% of Sale Price)
 - b. Barter or trade
 - c. Assumption of existing loan(s)
 - d. Seller Loan (Carryback)
 - e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
 - f. Other financing; Specify: Private Lender

14. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item 10 include Personal Property that Impacted the Sale Price by 5 percent or more? Yes No

(b) If Yes, provide the dollar amount of the Personal Property:
 \$ 00 AND 00
 briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

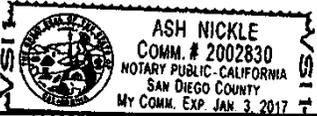
16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No

If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Pioneer Title Agency, Inc.
7120 E Pav Way, Suite 103, Prescott Valley, AZ 86314
 Phone: (928) 772-4800

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



Signature of Buyer / Agent: _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public: _____
 Notary Expiration Date: _____

SIGNED IN COUNTERPART

Escrow No. 00455690-021-AAJ

EXHIBIT "A"
Legal Description

All that portion of Section 14, Township 13 North, Range 1 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, also being all that portion of that certain parcel described in Book 1095 of Official Records, page 205-209 at the Yavapai County Recorder's Office, (hereinafter referred to as Parcel 1) located within Section 14 and lying South and West of the following described line:

COMMENCING at the Northwest corner of that parcel described in Book 1892 of Official Records, page 455-456 at the Yavapai County Recorders Office, (hereinafter referred to as Parcel 2);

Thence North 65° 43' 13" East, a distance of 126.31 feet, along the Northerly boundary of said Parcel 2;

Thence South 84° 49' 13" East, a distance of 522.61 feet, along the Northerly boundary of said Parcel 2;

Thence South 53° 42' 05" East, a distance of 261.09 feet, along the Northerly boundary of said Parcel 2;

Thence South 01° 18' 55" West, a distance of 311.55 feet, along the Easterly boundary of said Parcel 2 to the Southeast corner of said Parcel 2;

Thence South 85° 49' 03" West, a distance of 311.99 feet, along the Southerly boundary of said Parcel 2, to a point of intersection with a fence;

Thence South 14° 18' 09" East, a distance of 617.19 feet, along said fence;

Thence South 24° 56' 45" East, a distance of 269.58 feet, to a point on the Westerly boundary of that certain parcel described in Book 1408 of Official Records, page 593-594, Yavapai County Recorder's Office;

Thence South 07° 04' 33" West, recorded as South 07° 09' 20" West, a distance of 75.27 feet, along the Westerly boundary of that certain parcel described in Book 1408 of Official Records, page 593-594, at the Yavapai County Recorder's Office;

Thence South 43° 54' 00" West, a distance of 61.02 feet, to the Northeast corner of that certain parcel described in Book 893 of Official Records, page 206, at the Yavapai County Recorder's Office and the POINT OF BEGINNING;

Thence North 43° 54' 00" East, a distance of 61.02 feet, to a point on the Westerly boundary of that certain parcel described in Book 1408 of Official Records, page 593-594 at the Yavapai County Recorder's Office;

Thence North 07° 04' 33" East, recorded as North 07° 09' 20" East, a distance of 75.27 feet, along the Westerly boundary of that parcel described in Book 1408 of Official Records, page 593-594 at the Yavapai County Recorder's Office;

Thence North 24° 56' 45" West, a distance of 269.58 feet to said fence;

Thence North 14° 18' 09" West, a distance of 617.19 feet, along said fence to a point of intersection with the Southerly boundary of said Parcel 2;

Thence South 85° 49' 03" West, a distance of 371.25 feet, along the Southerly boundary of said Parcel 2:

Thence North 17° 07' 23" West, a distance of 534.78 feet, to the Northwest corner of said Parcel 2 and the TERMINATION of this line.

EXCEPTING THEREFROM all of those parcels of land described in Book 1094 of Official Records, page 537-539, at the Yavapai County Recorder's Office.

EXCEPTING THEREFROM all of that parcel of land described in Book 1072 of Official Records, page 485-486, at the Yavapai County Recorder's Office.

EXCEPTING THEREFROM all of that parcel of land described in Book 1408 of Official Records, page 593-594, at the Yavapai County Recorder's Office.

EXCEPTING THEREFROM all of that parcel of land described in Book 1892 of Official Records, page 455-456, at the Yavapai County Recorder's Office.

EXCEPTING THEREFROM all of that parcel of land described in Book 4548 of Official Records, page 815, at the Yavapai County Recorder's Office.

at the request of Pioneer Title Agency, Inc.

When recorded mail to
**SHADE TREE ENTERPRISES LLC.,
6827 S. 221ST AVE.
BUCKEYE, AZ 85326**

00455566-AAJ

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 402-06-025K 0

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,

JOHN F. BAGBY as Trustee and WILLIAM C. BAGBY as Trustee, CHARLES F. and FAY G. BAGBY
REVOCABLE TRUST dated 10-11-1990 and Amended and Restated in it's entirety October 11, 2002
do/does hereby convey to

SHADE TREE ENTERPRISES LLC.,, An Arizona Limited Liability Company

the following real property situated in Yavapai County, Arizona:

See Exhibit A attached hereto and made a part hereof.

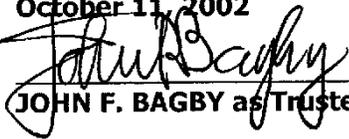
Pursuant to the provisions of ARS 33-404, an instrument disclosing the beneficiaries is attached hereto
and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of
way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear
of record.

The Grantor warrants the title against all persons whomsoever.

DATED: April 30, 2013

**CHARLES F. and FAY G. BAGBY
REVOCABLE TRUST dated 10-11-1990
and Amended and Restated in it's entirety
October 11, 2002**



JOHN F. BAGBY as Trustee

**CHARLES F. and FAY G. BAGBY
REVOCABLE TRUST dated 10-11-1990
and Amended and Restated in it's entirety
October 11, 2002**



WILLIAM C. BAGBY as Trustee

See Attached for Notary Acknowledgements

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

County of SAN DIEGO }

On May 6th 2013 before me, ASH NICKLE, Notary Public
Date Here Insert Name and Title of the Officer

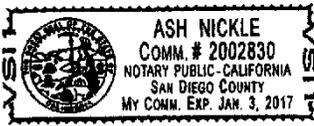
personally appeared John F. Bagby AND William C. Bagby
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature [Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

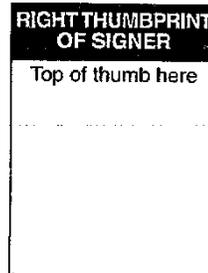
Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee ^S
- Guardian or Conservator
- Other: _____



Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:
Bagby Decedent's Trust created Under the Charles F. and Fay G. Bagby Revoc. Trust dated 10/14/92 + Amend + Restated 10/11/02

Signer Is Representing:

Exhibit A

All that portion of Sections 11 and 14, Township 13 North, Range 1 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona more particularly described as follows:

COMMENCING at the U.S. General Land Office brass cap designating the Southwest corner of said Section 11 and the Northwest corner of said Section 14;

Thence North 89° 56' 10" East, 1344.81 feet along said Section line to the TRUE POINT OF BEGINNING;

Thence North 17° 07' 23" West , 4.53 feet;

Thence North 65° 42' 13" East, 126.31 feet to a nail set in concrete abutment of a small water line suspension bridge;

Thence South 84° 49' 13" East, 522.61 feet to a ½ inch iron pin;

Thence South 53° 42' 05" East, 261.09 to a nail set in top of a 4 feet square concrete block 3 feet high;

Thence South 01° 18' 55" West, a distance of 311.55 feet ½ inch iron pin;

Thence South 85° 49' 03" West, 683.24 feet partly along a fence to a ½ inch iron pin at a fence corner, which is located on the Easterly boundary line of the Old Black Canyon Highway;

Thence North 17° 07' 23" West , 489.77 feet along a fence to a ½ inch iron pin;

Thence continuing North 17° 07' 23" West , 40.47 feet along said Easterly boundary line to the TRUE POINT OF BEGINNING.

TRUST DISCLOSURE EXHIBIT

Re: Escrow No. 00455566AAJ

In order to comply with A.R.S. 33-404 the following are the name(s) and address(es) of the current beneficiaries of CHARLES F. BAGBY AND FAY G. BAGBY REVOCABLE TRUST:

Beneficiary Name & Address:

See Trust Certification document

Beneficiary Name & Address:

<i>John F. Bagby</i>	JOHN F. BAGBY
<i>1443 Rancho Encinitas Dr.</i>	1443 RANCHO ENCINITAS DRIVE
<i>Encinitas, CA 92024</i>	ENCINITAS, CA 92024

Beneficiary Name & Address:

<i>William C. Bagby</i>	WILLIAM C. BAGBY
<i>2270 Vista La Nisa</i>	2270 VISTA LA NISA
<i>Carlsbad, CA 92009</i>	CARLSBAD, CA 92009

Beneficiary Name & Address:

<i>Sally F. Bagby</i>	SALLY F. BAGBY
<i>214 Vista Drive</i>	214 VISTA DRIVE
<i>Prescott, AZ 86303</i>	PRESCOTT, AZ 86303

Beneficiary Name & Address:

<i>Emily B. Wilson</i>	EMILY B. WILSON
<i>2295 Shawn Court</i>	2295 SHAWN COURT
<i>Dunn Loring, VA 22027</i>	DUNN LORING, VA 22027

Beneficiary Name & Address:

Beneficiary Name & Address:

Leslie M. Heffner, County Recorder, Yavapai County, AZ

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	402-06-025K 0			
	BOOK	MAP	PARCEL	SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):

- (1) _____ (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

JOHN F. BAGBY as Trustee and WILLIAM C. BAGBY as Trustee
1443 Rancho Encinitas Drive
Encinitas CA 92024-2031

3. (a) BUYER'S NAME AND ADDRESS:

SHADE TREE ENTERPRISES LLC.
6827 S. 221ST AVE.
BUCKEYE, AZ 85326

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

2055 S. OLD BLACK CANYON HIGHWAY
DEWEY-HUMBOLDT, AZ 86327

5. MAIL TAX BILL TO:

SHADE TREE ENTERPRISES LLC.
SAME AS ABOVE #3

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- To be used as a primary residence. Owner occupied, not a primary residence.
- To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

SIGNED IN COUNTERPART

Signature of Seller / Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

Signature of Buyer / Agent _____
 State of Arizona, County of Yavapai
 Subscribed and sworn to before me on this 5th day of June 2013
 Notary Public MA G
 Notary Expiration Date 8-17-13

10. SALE PRICE: \$ 205,000.00

11. DATE OF SALE (Numeric Digits): 05 13
Month / Year

12. DOWN PAYMENT \$ 41,000.00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify: _____
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item 10 include Personal Property that Impacted the Sale Price by 5 percent or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ _____ AND _____
 briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
 (a) Did the Sale price in Item 10 include solar energy devises, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
 If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Pioneer Title Agency, Inc.
7120 E Pav Way, Suite 103, Prescott Valley, AZ 86314
 Phone: (928) 772-4800

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

 Martha Gonzalez
 Notary Public
 Yavapai County, Arizona
 My Comm. Expires August 17th, 2013

Leslie M. Heffner, County Recorder, Yavapai County, AZ

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	402-06-025K 0			
	BOOK	MAP	PARCEL	SPLIT

Does this sale include any parcels that are being split / divided?
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- (3) _____ (4) _____

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JOHN F. BAGBY as Trustee and WILLIAM C. BAGBY as Trustee
1443 Rancho Encinitas Drive
Encinitas CA 92024-2031

3. (a) BUYER'S NAME AND ADDRESS:

SHADE TREE ENTERPRISES LLC.
6827 S. 221ST AVE.
BUCKEYE, AZ 85326

(b) Are the Buyer and Seller related? Yes No
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 Affixed Not Affixed
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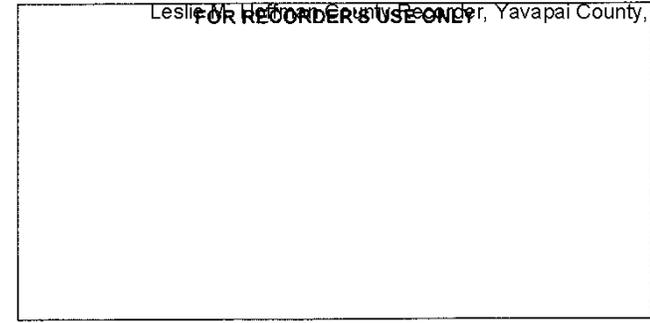
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- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

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John Bagby
Signature of Seller / Agent
State of CA, County of Sandiego
Subscribed and sworn to before me on this 6 day of May 2013
Notary Public _____
Notary Expiration Date 1/3/17



10. SALE PRICE: \$ 205,000.00

11. DATE OF SALE (Numeric Digits): 05 13
Month / Year

12. DOWN PAYMENT \$ 41,000.00

13. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
c. Assumption of existing loan(s) (3) FHA
f. Other financing; Specify: _____
d. Seller Loan (Carryback) _____

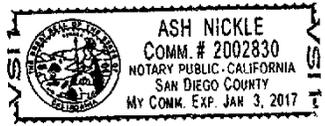
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briefly describe the Personal Property: _____

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Phone: (928) 772-4800

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SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



SIGNED IN COUNTERPART
Signature of Buyer / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

Escrow No. 00455566-021-AAJ

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Thence North 65° 42' 13" East, 126.31 feet to a nail set in concrete abutment of a small water line suspension bridge;

Thence South 84° 49' 13" East, 522.61 feet to a ½ inch iron pin;

Thence South 53° 42' 05" East, 261.09 to a nail set in top of a 4 feet square concrete block 3 feet high;

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